

# Division 23-13A-2: Land Uses

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### 23-13A-2010 Purpose

This division describes and classifies uses in the zoning jurisdiction.

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### 23-13A-2020 Applicability

The definitions in Section 23-13A-2030 (Land Uses) apply to all chapters of the Land Development Code, unless otherwise provided.

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### 23-13A-2030 Land Uses

#### A. A-Definitions

##### ACCESSORY DWELLING UNIT

1. **RESIDENTIAL.** A subordinate dwelling unit added to, created within, or detached from a primary residential structure that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation for one or more persons and which is located on the same lot as the primary structure.
2. **COMMERCIAL.** A subordinate dwelling unit added to, created within, or detached from a primary commercial structure that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation for one or more persons and which is located on the same lot as the primary structure.

**ACCESSORY USES.** Uses subordinate to the primary use on the same site, serving a purpose incidental to the principle use of the main use structure, and which does not change the character of the principal use.

**ADULT ENTERTAINMENT.** Any commercial activity, whether conducted intermittently or full time, which primarily involves the sale, display, exhibition or viewing of books, magazines, films, videos, photographs, or other materials, distinguished or characterized by an emphasis on matter depicting, describing or relating to human sex acts, or by an emphasis on male or female genitals, buttocks or female breasts. Activities include adult arcades, adult book stores, adult cabarets, adult lounges, adult novelty shops, and adult service business, which exclude minors by virtue of age.

1. **ADULT ARCADE.** A movie arcade, game arcade or other business that primarily offers still or motion pictures or games that emphasize specified sexual activities or specified anatomical areas.

2. **ADULT BOOK STORE.** A business that primarily offers books, magazines, films or videotapes, periodicals, or other printed or pictorial materials that emphasize specified sexual activities or specified anatomical areas; and in which at least 35 percent of the gross floor area is devoted to offering merchandise.
3. **ADULT CABARET.** A business that primarily offers live entertainment that emphasizes specified sexual activities or specified anatomical areas.
4. **ADULT LOUNGE.** An adult cabaret that serves alcoholic beverages.
5. **ADULT MOVIE THEATER.** A business that primarily exhibits motion pictures that emphasize specified sexual activities or specified anatomical areas.
6. **ADULT NOVELTY SHOP.** A business that primarily sells products that emphasize specified sexual activities or specified anatomical areas, and which at least 35 percent of the gross floor area is devoted to the sale of those products.
7. **ADULT ORIENTED BUSINESS.** An adult arcade, adult bookstore, adult cabaret, adult lounge, adult novelty shop, adult service business, or adult theater.
8. **ADULT SERVICE BUSINESS.** An adult encounter parlor, adult retreat, nude modeling studio, or a commercial enterprise that holds itself out to be primarily in the business of offering a service that is distinguished or characterized by an emphasis on depicting, describing, or relating to specified sexual activities or specified anatomical area.

**AGRICULTURAL INDUSTRY.** The use of a site for temporary keeping of livestock for slaughter, market, or shipping. This use includes stockyards, animal sales, and auction yards.

**AGRICULTURAL SUPPORT.** The use of a site for supporting agricultural purposes including:

1. Living accommodations by agricultural employees or their families;
2. On-site sale of feed, grain, fertilizers, pesticides, and similar goods;
3. The provision of agricultural services with incidental storage of goods off-site; or
4. Hay, feed, and grain stores and tree service firms.

**ALCOHOL SALES.** The retail sale of alcoholic beverages for off-premises consumption.

**ALTERNATIVE FINANCIAL SERVICES.** The use of a site for a check cashing business, payday advance or loan business, money transfer business, motor vehicle title loan business, or a credit access business as defined in this section.

1. This use excludes:
  - a. A state or federally chartered bank, savings and loan association or credit union, or a pawnshop, and
  - b. A convenience store, supermarket, or other retail establishment where consumer retail sales constitute at least 75 percent of the total gross revenue generated on site.

2. A check cashing business is an establishment that provides one or more of the following:
  - a. An amount of money that is equal to the face of a check or the amount specified in a written authorization for an electronic transfer of money, less any fee charged for the transaction;
  - b. An agreement not to cash a check or execute an electronic transfer of money for a specified period of time; or
  - c. The cashing of checks, warrants, drafts, money orders, or other commercial paper for compensation by any other person or entity for a fee.
3. A payday advance or loan business is an establishment that makes small consumer loans of \$2,500 or less, usually backed by postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term or until a customer's next payday and then cashed unless the customer repays the loan to reclaim the check or debit. Establishments may charge a flat fee or other service charge or a fee or interest rate based on the size of the loan amount.
4. A motor title loan business is an establishment that makes small consumer loans of \$2,500 or less that leverage the equity value of a car or other vehicle as collateral where the title to the vehicle is owned free and clear by the loan applicant and any existing liens on the vehicle cancel the application. Failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the vehicle.
5. A credit access business has the same meaning as defined in Section 393.601 of the Texas Finance Code.

**ANIMAL PRODUCTION.** The use of a site for the raising of animals or production of animal products including, but not limited to, eggs and dairy products, on an agricultural or commercial basis. This use includes, but is not limited to, grazing, ranching, dairy farming, and poultry farming, but (excludes domestic fowl not used for production under Title 3 (Animal Regulation)).

#### **ANIMAL SERVICE/BOARDING**

1. **LEVEL 1.** The use of a site for the provision of veterinary, grooming, or indoor boarding services, or the retail sale of small animals customarily used as household pets. This use includes, but is not limited to, adoption centers, pet stores, small animal clinics, and pet grooming shops, but excludes outside boarding or uses for livestock and large animals.
2. **LEVEL 2.** The use of a site for the provision of veterinary services, grooming, indoor boarding, and hospitals for animals. This use includes all animal service/boarding, level 1 uses, plus veterinary, grooming, boarding, and hospital services for livestock and large animals.
3. **LEVEL 3.** The use of a site for the boarding and care of large and small animals. This use includes all animal service/boarding level 1 and level 2 uses, plus outdoor boarding kennels, pet motels, and dog training centers.

**AUTOMOBILE SALES, RENTAL, AND STORAGE.** The use of a site for the permanent sale, temporary rental, or short to long-term storage of automobiles, noncommercial trucks, motorcycles, including, but not limited to, incidental maintenance and servicing. These include, but is not limited to, new and used automobile and motorcycle dealerships and car rental centers.

**AUTOMOBILE REPAIR.** The use of a site for the repair of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes, but is not limited to, muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.

#### **B. B-Definitions**

**BAR/NIGHTCLUB.** An establishment where alcoholic beverages are offered for sale for onsite consumption as its principal function, such as a tavern, bar, cocktail lounge, and similar use, which may include food.

1. **LEVEL 1.** A bar/nightclub that is conducted entirely indoors, without a late hours permit.
2. **LEVEL 2.** A bar/nightclub that may have outside seating or that operates with a [Texas Alcohol Beverage Commission](#) late hours permit.

**BED AND BREAKFAST.** The use of a residential structure to provide rooms for temporary lodging for overnight guests on a paying basis.

**BUSINESS AND FINANCIAL/PROFESSIONAL SERVICES.** An establishment that provides business and financial services including but not limited to banks, ATMs, computer-related services (rental, repair); office equipment sales and service, copying, land mailing and mail box services (not operated by the USPS). This use excludes alternative financial services.

#### **C. C-Definitions**

**CEMETERY.** Land that is dedicated for cemetery purposes for the burial of the dead, including, but not limited to, columbariums, crematoriums, mausoleums, and mortuaries.

**COMMERCIAL BLOOD PLASMA CENTER.** Facilities for the donation or sale by individual donors of blood plasma and other blood products, with the exception of whole blood.

**COMMERCIAL FOOD PREPARATION.** The use of a site for the production and storage of prepared food for wholesale distribution in a structure with not more than 5,000 square feet of gross floor area. The use includes wholesale bakeries, commercial kitchens, and specialty food processing or packaging shops, but excludes the on-site slaughter of animals and the commercial production of ice.

**COMMERCIAL SERVICES AND REPAIR.** A business engaged in delivery of services and repairing and servicing equipment and materials, rather than the sale of products, but which do not involve the manufacturing, assembling, packaging, or process of merchandise and excludes outside storage of materials. Examples include but are not limited to contractor/subcontractor offices, carpenter's shops, electrical repair shops, janitorial service, landscape maintenance, window cleaning, exterminators, plumbers, bulk laundry and cleaning plants, linen supply services, appliance repair shops, watch or jewelry repair shops, and musical instrument repair shops. Excludes business and financial/professional services; personal services; **automobile repair**, heavy equipment sales, storage, rental, or repair.

1. **WITH INCIDENTAL OUTSIDE STORAGE.** Commercial services establishments that includes the storage of materials or equipment outside, such as service contractor's storage yard, equipment (non-automobile) storage yard, or utility storage yard.

**COMMERCIAL VEHICLE STORAGE AND DISPATCH.** The use of a site for long- or short-term staging, storage, and dispatch of non-motorized or motorized vehicles, including parking, servicing, and storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage of these vehicles. Includes pedicab and taxicab storage and dispatch.

**COMMUNICATIONS.** A site for the transmission, transfer, or distribution of telephone, **fiber, DSL, and other communication** service and related activities.

**COMMUNITY AGRICULTURE.** A site for growing or harvesting food crops or ornamental crops on an agricultural basis, by an individual or group of individuals for personal or group use, consumption, donation, to be sold for profit, or may provide agricultural education activities. Agricultural education activities include, **but are not limited to**, volunteer programs, farm tours, youth programs and farming classes.

**COMMUNITY EVENTS.** A use described in Local Government Code Chapter 334 as permitted for an "approved venue project", except for a hotel, zoological park, museum, **spectator sport or entertainment**, or aquarium. The use includes the sale of alcoholic beverages.

**CONVENTION CENTER.** A space or facility owned or managed by the City for conventions, meetings, exhibitions, shows, gatherings, presentations, or celebrations, including related incidental facilities for office and administrative use, food and beverage preparation and service, and on-site and off-site parking facilities.

**COOPERATIVE HOUSING.** A residential project of three or more units in which an undivided interest in land is coupled with the exclusive right of occupancy of any unit located on **the land, whether the right is contained in the form of a written or oral agreement, when the right does not appear on the face of the deed. Does not include group residential.**

**COTTAGE COURT.** A series of small detached structures (cottages), each containing a single unit. The cottages are arranged to define a shared courtyard, typically perpendicular to the street. The shared courtyard takes the place of a private yard.

#### D. D-Definitions

**DETENTION FACILITY.** A facility that provides housing and care for legally confined individuals by a public agency.

**DAY CARE.** The provision of non-medical care and supervision of children or adults for periods of less than 24 hours. This use includes the following types of facilities.

1. **SMALL < 7.** The use of a site for the provision of daytime care for six persons or less. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary schools.
2. **LARGE ≥ 7 AND ≤ 20.** The use of a site for the provision of daytime care for more than 6 but not more than 20 persons. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary schools.
3. **COMMERCIAL.** The use of a site for the provision of daytime care for more than 20 persons. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private schools.

**DRIVE THROUGH, RETAIL, OR SERVICE FACILITY.** The component of a retail or service business establishment that caters exclusively to customers while in their vehicles. Examples may include, but are not limited to: banks, pharmacies, post offices, liquor stores. This excludes car washes, and drive through restaurants.

**DUPLEX.** A residential building containing two attached dwelling units on a single lot.

#### **E. E-Definitions**

**EMERGENCY SHELTER.** Housing with minimal supportive services limited to occupancy of six months or less.

#### **F. F-Definitions**

**FOOD SALES.** The retail sales of food, beverages, and household goods, where a regular or substantial portion is for off-site preparation and consumption. Typical uses include grocery stores, delicatessens, health food stores, meat markets, candy shops, and produce markets. It may include incidental sales of prepared food for take-out consumption, such as an onsite bakery associated with a grocery store. Excludes incidental sale of alcohol for on or off-site consumption.

**FUNERAL/MORTUARY HOME.** The use of a site for preparing the deceased for burial, or arranging or managing funerals. This use includes funeral homes and mortuaries and incidental sales of product associated with burial or cremation.

#### **G. G-Definitions**

**GAS STATION.** A facility offering full-service or self-service gas pumps for vehicles, in addition to water, oil, window washing, or washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment. Includes incidental sale of petroleum or automobile related products. This excludes automobile repair.

**GENERAL RETAIL.** The sale or rental of commonly used goods and merchandise for personal or household use. Examples include, but are not limited to, apparel, art, cosmetics, department stores, drugstores, furniture stores, home appliances, musical instruments, office supplies, toys and games, and variety stores. This excludes the sale of automotive parts, food sales, onsite production, or outside storage of goods of materials.

1. **WITH ONSITE PRODUCTION.** A site used for the production and sale of art or other handcrafted goods.
2. **WITH OUTSIDE STORAGE.** A site used for the outside storage and display of merchandise such as a plant nursery.

**GOVERNMENT.** A site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and City offices as well as post offices, bulk mail processing, and sorting centers operated by the United States Postal Service.

**GROUP RESIDENTIAL.** The use of a site for occupancy by a group who are not a family, on a weekly or longer basis. This includes, but is not limited to, fraternity and sorority houses, dormitories, residence halls, and boarding houses.

## H. H-Definitions

### HEAVY EQUIPMENT SALES

1. **REPAIR.** Facilities for the repair of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar heavy equipment. This use includes truck repair garages, tractor and farm implement repair services, and machine shops, but excludes dismantling and salvage activity.
2. **SALES, RENTAL, AND STORAGE.** The use of a site for the sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments.

**HELICOPTER AND OTHER NON-FIXED WING AIRCRAFT FACILITIES.** A heli-facility or heliport, as defined in Chapter 13-1, Article 4 (Heliports and Helicopter Operations); and a landing field for hot air balloons or non-fixed-wing aircraft.

**HOME OCCUPATION.** A commercial use that is accessory to a residential use.

**HOSPITAL.** A site for the provision of medical, psychiatric, or surgical services on an in-patient and out-patient basis, and includes ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, and visitors.

**HOTEL/MOTEL.** The use of a site for the provision of rooms for temporary lodging. This use includes hotels, motels, and hostels.

## I. I-Definitions

**INDOOR CROP PRODUCTION.** A site for the raising and harvesting indoors of tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing.

## J. J-Definitions

No specialized land uses beginning with the letter J are defined at this time.

## **K. K-Definitions**

No specialized land uses beginning with the letter K are defined at this time.

## **L. L-Definitions**

**LIBRARY, MUSEUM, OR PUBLIC ART GALLERY.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, and museums. May also include, but is not limited to, accessory retail uses such as gift/book shops, restaurant, etc.

**LIVE/WORK.** An integrated housing unit and working space occupied and used by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes complete kitchen space and sanitary facilities in compliance with the Building Code; and working space reserved for and regularly used by one or more occupants of the unit.

## **M. M-Definitions**

**MARINA.** The wet or dry storage or docking of seaworthy watercraft, including ramps and hoists for boats, for profit; or the provision of docks, wharves, piers, floats, or similar structures for the anchoring, mooring, housing, or storing of more than three watercrafts.

**MANUFACTURED HOME.** The use of a site for occupancy of manufactured homes.

**MANUFACTURING AND STORAGE.** The use of a site for manufacturing, production, processing, warehousing, or distribution of various products.

### **1. LIGHT**

- a. On-site production of goods using hand tools, domestic mechanical equipment not exceeding five horsepower, or a single kiln not exceeding 12 kilowatts, and the incidental sale of those goods;
- b. Wholesaling or warehousing services within an enclosed structure; or
- c. Wholesale distributors, storage warehouses, and moving or storage firms.
- d. This use excludes general manufacturing and storage.

### **2. GENERAL**

- a. Processing and manufacturing from previously prepared materials or finished products or parts; including processing, fabrication, assembly/disassembly, treatment, and packaging of the products, remanufacturing and repurposing of recycled products (excluding heavy metals or hazardous materials), and incidental storage, sales, and distribution of the products.
- b. Includes associated on-site product development and testing of products and technology (non-hazardous).
- c. This use excludes restricted manufacturing and storage.

### **3. RESTRICTED**

- a. Processing and manufacturing of materials or products predominately from extracted, raw, or recycled materials, or involving hazardous materials including processing, fabrication, assembly/disassembly, treatment, remanufacturing of recycled products (such as batteries, heavy metals, electronics);



- b. Storage or manufacturing processes that involve flammable or explosive materials;
- c. Storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions, including poultry processing; or
- d. Open-air storage, distribution, or handling of materials or equipment, including monument or stone yards, grain elevators, and open storage yards.
- e. Brewery/distillery/winery which manufacture more than 15,000 barrels of beverage (all beverage types combined) annually. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

**MEDICAL SERVICES.** A facility other than a hospital where medical, dental, mental health, surgical, or other personal health care services are provided on an outpatient basis and includes, but is not limited to, chiropractors, medical doctors, psychologists, psychiatrists, counseling, or guidance services. These facilities may also include, but are not limited to, incidental medical laboratories and pharmacies that may prepare and sell prescription drugs and also sell non-prescription drugs, medical supplies, and other health products as an accessory use.

**MEETING FACILITY (PUBLIC OR PRIVATE).** An indoor facility for public (non-profit) or private meetings, including: community centers; clubhouses; civil and private auditoriums; and union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Excludes conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients, and occupy less floor area on the site than other offices they support. Excludes recreation (indoor; outdoor, formal; outdoor, informal; outdoor, natural) and performance venue/theatre (indoor, outdoor). Related on-site facilities such as day care centers and schools are separately defined, and separately regulated.

**MICRO-BREWERY/MICRO-DISTILLERY/WINERY.** A small-scale facility that produces 15,000 barrels of beer, wine, or distilled spirits per year or less that may include a taproom in which guests/customers may sample or purchase the product. Its products are primarily intended for local or regional consumption. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). May include the distribution of beverages for consumption at other sites.

**MINING AND RESOURCE EXTRACTION.** The use of a site for on-site extraction of surface or subsurface mineral products or natural resources. This use includes quarries, borrow pits, sand or gravel operations, oil or gas extraction, and mining operations.

**MOBILE FOOD SALES.** One of two types of mobile food operations:

1. A restricted unit that offers only prepackaged food in individual servings; beverages that are not potentially hazardous and are dispensed from covered urns or other protected vessels; and packaged frozen foods. Preparation, assembly, or cooking of foods is not allowed. A foot peddler permit is a restricted unit is limited to one portable ice chest, cooler, case or unit per permit, capable of being carried by one person; or
2. An unrestricted unit that may serve food as allowed in [Subsection \(1\)](#), and may cook, prepare, and assemble a full menu of food items;
  - a. An unrestricted unit must be secured and completely enclosed, except as provided in [Subsection \(2\)\(b\)](#) below; and
  - b. Foods such as hot dogs, coffee, or shaved ice, or food with [earlier](#) approval from the health authority, may be served from vehicles with three sides and a cover.

**MOBILE RETAIL SALES.** A retail establishment that sells non-food items and services to an end user consumer from a movable vehicle or trailer that routinely changes locations.

**MULTI-FAMILY.** A residential building containing three or more dwelling units within a single building, with one or more multi-unit buildings per site, and includes, but not limited to, triplex, quadplex, bungalow court apartments, and multi-unit apartment complexes.

#### **N. N-Definitions**

No specialized land uses beginning with the letter N are defined at this time.

#### **O. O-Definitions**

**OFFICE, GENERAL (NON-MEDICAL).** Executive, management, professional, or administrative offices including but not limited to accounting services, real estate offices, utility company offices, as well as professional or consulting service offices such as law, architecture, engineering, and accounting. This use excludes commercial services and repair or business and financial/professional services.

#### **P. P-Definitions**

**PARKING FACILITY.** Facilities for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes commercial parking lots and garages.

**PAWN SHOP.** The use of a site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.

**PERFORMANCE VENUE/THEATER.** An establishment used for the presentation of live performances, plays, live music, motion pictures, or other dramatic performances, typically for a fee or admission charge for participants or spectators.

1. **INDOOR.** An indoor facility, including, but not limited to, performance venues, music venues, theaters, movie theaters, and performing arts centers.
2. **OUTDOOR.** An outdoor facility where the stage or entertainment is located outdoors, including, but not limited to, amphitheaters, outdoor stages, and permanent outdoor movie theaters.

**PERSONAL SERVICES.** An establishment that provides non-medical services to individual as a primary use. Examples of these use include: barber shops and beauty salons; nail salons, clothing rental; dry cleaning pick up stores with limited equipment; locksmiths; massage; shoe repair shops; and tailors. These uses may also include, but is not limited to, accessory retail sales of products related to the services provided.

1. **RESTRICTED.** Personal services that may not be compatible with surrounding areas and which may need to be dispersed to minimize their adverse effects. Examples of these uses include, but are not limited to:
  - a. Bail bond services (regulated by Texas Occupations Code Chapter 1704);
  - b. Fortune tellers, psychics, and palm and card readers;
  - c. Spas and hot tubs for hourly rental;
  - d. Tattoo and body piercing services;
  - e. Cigarette/e-cigarettes/vapor shops; and
  - f. Hookah lounges.

**PERSONAL STORAGE.** A storage services site primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses, and excludes workshops, hobby shops, manufacturing, and commercial activity.

**PLANT PRODUCTION.** The use of a site for the raising and harvesting of tree crops, row crops, field crops, or flora cultural specialties, including flowers, shrubs, and other landscaping on an agricultural or commercial basis, intended to be sold for profit. This use includes wholesale plant nurseries and greenhouses and includes packing and processing.

**PUBLIC SAFETY FACILITY.** The use of a site for provision of public safety and emergency services, and includes police and fire protection services and emergency medical and ambulance services.

#### Q. Q-Definitions

No specialized land uses beginning with the letter Q are defined at this time.

## R. R-Definitions

**RECREATION.** A site used for sports, recreation, or amusement for participants or spectators.

1. **INDOOR.** A recreational use conducted within an enclosed building. The use includes, but is not limited to, athletic clubs, recreation centers, gymnasiums, bowling alleys, indoor shooting range, indoor batting cages, ice and roller-skating rinks.
2. **OUTDOOR, FORMAL.** A recreational use that involves supervised, league, tournament, membership, or concessions activities or performances. Includes but is not limited to swimming pools, tennis centers, sports complexes, driving ranges, batting cages, skate parks, golf courses, shooting ranges, and paintball courses.
3. **OUTDOOR, INFORMAL.** A recreational use that involves informal play in natural or man-made landscapes. Includes but is not limited to playscapes, nature play areas, trails, trailheads, sport courts, pavilions, and splash pads.
4. **OUTDOOR, NATURAL.** A recreational use that involves enjoyment of nature and nature education and does not negatively affect the biological sensitivity of the land or wildlife that live within it.

**RECREATIONAL AND SPORTS VEHICLE SALES, RENTAL, AND STORAGE.** The use of a site for the permanent sale, temporary rental, or short to long-term storage of boats, motor-homes, recreational and sport vehicles, including incidental maintenance and servicing.

**RECREATIONAL VEHICLE PARK.** The use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents.

### RECYCLING CENTER

1. **COLLECTION AND TRANSFER.** A site, holding all required city, county, state, and federal authorizations which receives recyclable materials for the purpose of collecting, and sorting before transferring to a processing facility. Recyclable materials include non-hazardous materials that have been recovered or diverted from disposal in a landfill for the purpose of reuse, recycling, or reclamation and a substantial portion of which is used in the manufacture of products, which may other wise use raw or virgin materials.
2. **DROP-OFF AND REUSE.** A use is a facility used for the collection and transfer, but not the actual processing, of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials, and excludes motor oil, chemicals, household appliances, tires, automobiles, automobile parts, and putrescible materials.
3. **STORAGE AND PROCESSING.** A site, holding all required city, county, state, and federal authorizations, for the storage, for sorting, compacting, flattening, baling, shredding, grinding, or crushing of recyclable material. Processing can also include the processing of collected recyclable materials into aggregate, building materials and other products. Recyclable materials include non-hazardous materials that have been recovered or diverted from disposal in municipal solid waste facilities for the purpose of reuse, recycling, or reclamation and a substantial portion of which is consistently used in the manufacture of products, which may other wise use raw or virgin materials. Processing may also involve composting and the decomposing of organic matter, including leaves, brush, wood waste and other organic waste in a controlled environment for reuse.

**RELIGIOUS ASSEMBLY FACILITY.** An institution which people regularly attend to participate in or hold religious services, meetings and other activities, including but not limited to churches, mosques, synagogues.

**RESEARCH AND DEVELOPMENT.** The use of a site for industrial or scientific research, including electronics research laboratories, space research or development firms, biological technology, and pharmaceutical research labs, and offices. Additionally, the use of a site can include developing, testing, prototype assembly. Does not include on-site manufacturing, storage, or distribution of products.

1. **RESTRICTED.** The use of a site for one or more of the following:

- a. Scientific, industrial, or electronic technology development, or testing involving storage or use of hazardous materials;
- b. The assembly of products related to research services and used by the owners of the research establishment or affiliated entities in the delivery of services performed by the owner or affiliated entities. This use excludes the mass production of products for general sale to customers; and
- c. Enclosed or screened storage of materials or equipment related to research services, and excludes bulk warehousing or permanent storage of hazardous or toxic substances.

**RESIDENTIAL CARE FACILITY.** A residential facility that offer varying levels of care and supervision, such as basic services and community spaces, in-patient services for persons requiring regular medical attention so that residents can receive medical care without leaving the facility, and facilities offering 24-hour supervision, housing, personal and health care, as allowed by the Department of Social Services, designed to respond to the daily individual needs of the residents. The use includes include assisted living facilities, congregate housing, and life care facilities. The use excludes group residential and senior/retirement housing..

**RESIDENTIAL CONVENIENCE SERVICE.** A commercial use that is operated as an integral part of the principal use, is not identifiable from outside the site, and is intended to be patronized solely by the residents of the principal use. Examples include, but are not limited to: food sales for residents of a manufactured home park, sales of items related to maintenance and operations of manufactured homes within the park, child care services provided to onsite residents and employees only.

**RESTAURANT.** A retail business selling food or beverages for on- premises consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption (such as juice bars,

sandwich shops, coffee shops) and establishments where customers are served food at their tables for on premise consumption that may also provide food for take-out.

1. **WITHOUT ALCOHOL SALES.** A restaurant that excludes sale of alcohol for on or off-site consumption. This classification does not include drive-through restaurants.
2. **WITH ALCOHOL SALES.** A restaurant that may include sale of alcohol for on-site consumption as incidental use where minors are allowed on the premises, including a restaurant with a microbrewery as an accessory use where the beer it produces is sold in draft form exclusively at its own premises. This classification does not include drive-through restaurants.
3. **DRIVE THROUGH.** The component of a restaurant establishment that caters to customers while in their vehicles.
4. **LATE NIGHT OPERATION.** A restaurant that operates with a Late Hours Permit from the Texas Alcoholic Beverage Commission.

#### S. S-Definitions

**SALVAGE/JUNK YARD.** The use of a site for the storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and salvage yards.

#### SCHOOL

1. **BUSINESS OR TRADE SCHOOL.** The use of a site for education or training in business, commerce, language, or other similar activity or occupational pursuit that is not otherwise described as a home occupation, college, university, or public or private educational facility.
2. **COLLEGE OR UNIVERSITY.** The use of a site for a public or private degree-granting institution of higher education (college or university) with a course of study in accordance with the Texas Education Code.
3. **PRIVATE, PRIMARY.** The use of a site for either a private or parochial elementary school offering equivalent instruction to that required in the public schools of the state.
4. **PRIVATE, SECONDARY.** The use of a site for either a private or parochial junior high or senior high school offering equivalent instruction to that required in the public schools of the state.
5. **PUBLIC, PRIMARY.** The use of a site for a public school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state. The term includes an open enrollment charter school as defined under the Texas Education Code.
6. **PUBLIC, SECONDARY.** The use of a site for a public school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state. The term includes an open enrollment charter school as defined under the Texas Education Code.

**SENIOR/RETIREMENT HOUSING.** Independent living centers and multi-family residential projects reserved for senior citizens, persons with physical disabilities, or

both, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.

1. **≤ 12.** Senior/Retirement housing with 12 or fewer dwelling units.
2. **> 12.** Senior/Retirement housing with more than 12 dwelling units.

**SHORT-TERM RENTAL.** The use of a residential dwelling unit or accessory building, other than a unit or building associated with a group residential use, on a temporary or transient basis. The use does not include an extension for fewer than 30 consecutive days of a previously existing rental agreement of 30 consecutive days or more. The use excludes a rental between parties to the sale of that residential dwelling unit.

1. **TYPE 1.** Rented for periods of less than 30 consecutive days and is owner-occupied or is associated with an owner-occupied principal residential unit.
2. **TYPE 2.** Rented for periods of fewer than 30 consecutive days, is not part of a multi-family residential use, and is not owner-occupied and is not associated with an owner-occupied principal residential unit
3. **TYPE 3.** Rented for periods of fewer than 30 consecutive days and is part of a multi-family residential use.

**SINGLE-FAMILY.** A residential building containing one dwelling unit, other than a manufactured home or an accessory dwelling unit.

**SINGLE-FAMILY ATTACHED.** A residential building containing two dwelling units that are attached, where each unit is located on a separate lot.

**SPECIAL USE.** The use that requires particular cultural, historical, or character specific regulation.

**SPECTATOR SPORT OR ENTERTAINMENT.** The use of a site for regularly recurring activities of a spectator nature that draws people to a specific event or show within a permanent indoor or outdoor structure. Examples include stadiums, sports arenas, coliseums, race tracks (auto, horse, dog, etc.). Also includes amusement parks and water parks. May also include accessory uses such as alcohol sales, concessions, and onsite maintenance facilities.

**STABLES.** Facilities for boarding, breeding or raising of horses not owned by the occupants of the premises, or storage of horses used to pull carriages, or the rental of horses for riding. This use includes boarding stables or public stables.

**STUDIO: ART, DANCE, MARTIAL ARTS, MUSIC.** Small-scale facilities focused on the instruction of students of any age group. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists. Excludes Recreation- Indoor. Allows individual artist workshops powered by hand tools, domestic mechanical equipment not exceeding five horsepower, or single kiln not exceeding 12 kilowatts. Examples of these facilities include, but are not limited to, individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; and gymnastics instruction, aerobics, and gymnastics studios with no other fitness facilities or equipment.

## T. T-Definitions

**TELECOMMUNICATIONS.** A structure built exclusively to support one or more antennae for receiving or transmitting electronic data or telephone communications.

**TEMPORARY USES.** Short-term activities that are not allowed on a permanent basis but because of their temporary non-permanent intermittent or seasonal nature are acceptable.

**TOWNHOUSE.** A residential building constructed in a group of three or more dwelling units attached by a common wall or walls, in which a single unit extends from the foundation to roof, with open space on at least two sides of each unit, where all units are located on the same lot.

**TRANSIT TERMINAL.** A public or privately-owned facility that provides the general public the opportunity to board public or private transit ranging from taxi cabs, private car services, and shuttles to buses and trains.

**TRANSITIONAL AND SUPPORTIVE HOUSING.** The use of a site for the supervision or detention of residents who are making the transition from institutional to community living within six months. This use includes pre-parole detention facilities and halfway houses for juvenile and adult offenders, transitioning out of an institution, and homeless individuals or families transitioning to permanent housing. Includes Supportive Housing that has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, and may include, but is not limited to, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

**TRANSPORTATION FACILITY.** A site for any public or private transportation purposes including aviation, railroad, bus, or public transit facilities. This use includes the provision of railroad yards, equipment servicing facilities, or terminal facilities, or landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, or rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities. Additionally, the use of a site can include a facility for the loading, unloading, or interchange of passengers, baggage, or incidental freight or package express between modes of transportation, and includes bus terminals, railroad stations, airport terminals, and public transit facilities.

## U. U-Definitions

### UTILITIES

1. **LOCAL.** A site for the provision of services that are necessary to support the development in the area and involve only minor structures including, but not limited to, lines and poles.
2. **MAJOR.** A site for the provision of generating plants, electrical switching facilities or primary substations, landfill trash or recycling, or compost collection or disposal facilities, water or wastewater treatment plants, water or reclaimed water transmission mains, wastewater interceptors, wastewater lift stations, water reservoirs and tanks, water pump stations, or similar facilities.

## V. V-Definitions



No specialized land uses beginning with the letter V are defined at this time.

**W. W-Definitions**

**WORK/LIVE.** An integrated working space and housing unit occupied and used for a work activity in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes complete kitchen space and sanitary facilities in compliance with the Building Code; and working space reserved for and regularly used by one or more occupants of the unit.

**X. X-Definitions**

No specialized land uses beginning with the letter X are defined at this time.

**Y. Y-Definitions**

No specialized land uses beginning with the letter Y are defined at this time.

**Z. Z-Definitions**

No specialized land uses beginning with the letter Z are defined at this time.