

**CITY OF AMARILLO, TEXAS  
CODE OF ORDINANCES**

**CHAPTER 4-10 - ZONING**



**ARTICLE II. - ZONING DISTRICTS**  
**REVIEW DRAFT | JANUARY 24, 2020**  
**(FOR DISCUSSION ONLY)**

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## ARTICLE II. - ZONING DISTRICTS

### DIVISION 1. - GENERALLY

#### Sec. 4-10-10. - Generally.

- (a) The use, erection, construction, reconstruction, relocation, or alteration of any Building, Structure, or Lot shall comply with the regulations of this Chapter for the Zoning District in which the Building, Structure, or Lot is situated.
- (b) *Article IV, Division 2*, establishes the rules for applying the dimensional standards in the Zoning Districts. These include Lot Area, Density, Height, Lot Coverage, and Yard requirements. All Buildings, Structures, and Lots in the Zoning District must comply with the dimensional standards established for that District.
- (c) The maximum Density established in a Zoning District is not granted by right. The resulting Density in a Development must comply with all restrictions set out by Specific Use Permit conditions, Planned Development District regulations, and any other applicable requirements of the Amarillo Municipal Code.

#### Sec. 4-10-11. - Districts established.

- (a) The City is hereby divided into 16 Base Zoning Districts and 4 Overlay Districts. The Use, Height, and area regulations as set out in this Chapter are uniform for each class or kind of Building within each District. The 20 Districts established by this Chapter are listed in Table 4-10-11.1.

<b>Table 4-10-11.1 - Zoning Districts</b>		
<b>District Category</b>	<b>Description</b>	<b>Districts</b>
Base	Districts that establish uniform use, dimensional, and design standards for each class or kind of building in the District.	Agricultural (A) Estate (E) Residential (R-1) Residential (R-2) Moderate Density (MD) Multiple-Family (MF) Manufactured Home (MH) Neighborhood Service (NS) Office (O) General Retail (GR) Central Business (CB) Light Commercial (LC) Heavy Commercial (HC) Light Industrial (I-1) Heavy Industrial (I-2)
Overlay	Districts that establish additional standards that supplement the Base or Planned Districts.	Airport Overlay (A-O) Downtown Urban Design Overlay (D-O) Historic Preservation Overlay (HP-O) Urban Neighborhood Overlay (UN-O)
Planned	Development in Planned Districts is subject to a Planned Development Site Plan approved as part of a rezoning application.	Planned Development (PD)

(b) All "P" Parking Districts in existence prior to the adoption of Ordinance No. 6268 and denoted on the Official Zoning Map shall be designated as "PD-249" Planned Development for vehicular parking.  
 (Code 1960, § 26-3; Ord. No. 6268, § 1(G), 12-24-96; Ord. No. 6568, § 2, 11-27-2001)

**Sec. 4-10-12. - Zoning map.**

- (a) The location and boundaries of the Zoning Districts established by this ordinance are as shown on a map officially designated as the City of Amarillo Zoning Map.
- (b) The Zoning Map, together with all its notations, references, and other information, is part of this Chapter and has the same force and effect as if fully set forth or described in the text.

(c) The Zoning Map is maintained as an electronic map layer in the City's Geographic Information Systems (GIS) application maintained by the Information Technology Department and the Planning and Development Services Department.

(d) The Zoning Map may be viewed online at:  
<https://amarillo.maps.arcgis.com/apps/webappviewer/index.html?id=22e08572f127442f9e401f8838170464>

**Sec. 4-10-13. - Zoning of annexed land.**

(a) All territory annexed to the City shall be classified as A, Agricultural District, unless or until other Zoning is established by the City Council at the time of or after annexation.

(b) **Zoning classification at the time of annexation.** A property owner may request rezoning to a City of Amarillo Zoning District classification during the annexation process. The public hearing by the Planning Commission to consider a zoning request may be held prior to annexation of the subject property into the City. The City Council may concurrently approve the zoning classification and annexation.

**(c) Zoning classification and regulations after annexation.**

(1) Any owner of land within the area annexed may apply for rezoning under the laws and procedures of the City, and as authorized by Texas Local Government Code Chapter 211, after the effective date of annexation.

(2) The procedure for establishing other Zoning on annexed territory shall conform to the procedure established by *Article V, Procedures*.

(d) If property annexed before the effective date of this Chapter is rezoned to a City Zoning District, all zoning requirements and regulations of the City take effect, and the regulations of the prior zoning jurisdiction terminate, within the annexed area.

**Sec. 4-10-14. - Reserved.**

**Sec. 4-10-15. - Reserved.**

**Sec. 4-10-16. - Reserved.**

**Sec. 4-10-17. - Reserved.**

**Sec. 4-10-18. - Reserved.**

**Sec. 4-10-19. - Reserved.**

## DIVISION 2. - AGRICULTURAL DISTRICTS

### Sec. 4-10-20. - A (Agricultural) District.

#### (a) Purpose.

- (1) The Agricultural District classification provides a Zoning District appropriate for agricultural activity with very limited residential development, distinguishing the area from those portions of the City that are more Urban or Suburban in nature.
- (2) Where appropriate, the A District serves as a “holding area” for land that is not yet ready to transition into more Urban or Suburban land uses due to the unavailability of urban facilities and services.
- (3) The A District is compatible with the Rural future land use category, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis;
  - b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent;
  - c. Chapter 3, Action Strategy 4 - Initial Zoning of Annexed Areas;
  - d. Chapter 3, Action Strategy 9 - Protection of Annexation Areas Not Targeted for Near-Term Growth; and
  - e. Chapter 3, Action Strategy 14 – Zoning for Rural Character.

(b) **Permitted Uses.** See Sec. , Schedule of use.

(c) **Dimensional standards.** Development in the A District is subject to the dimensional standards in Table 4-10-20.1. Refer to Section 4-10-87 for Accessory Building standards.

<b>Table 4-10-20.1 - A District Dimensional Standards</b>		
	<b>Residential Main Building</b>	<b>Non-Residential Main Building</b>
<b>Lot area (min)</b>	10 ac	None
<b>Lot width (min)</b>	330 ft	None
<b>Lot depth (min)</b>	330 ft	None
<b>Height (max)</b>	3 stories	3 stories
<b>Setbacks (min)</b>		
Front	50 ft	50 ft
Rear	30 ft	10 ft
Side (Interior)	25 ft	20 ft
Side (Street)	25 ft	20 ft
Side/Rear Garage Entrance	30 ft	None
<b>Lot Coverage (max)</b>	30%	50%
<b>Open Space / Civic Space</b>	None	None

Key: min = minimum required | max = maximum allowed | ac = acre | ft = feet

**Sec. 4-10-21. - Reserved.**

**Sec. 4-10-22. - Reserved.**

**Sec. 4-10-23. - Reserved.**

**Sec. 4-10-24. - Reserved.**



### DIVISION 3. - RESIDENTIAL DISTRICTS

#### Sec. 4-10-25. - E (Estate) District.

##### (a) Purpose.

- (1) The Estate District is designed to accommodate limited agricultural uses and very low density detached single-family residential uses on large parcels of land typically located in rural areas of the City or along suburban edges.
- (2) The E District serves as a transition between Suburban and Rural character areas, with further progression along the character spectrum toward environments where the landscape is visually dominant over structures than is typical in Suburban areas.
- (3) The E District is particularly appropriate for residential areas that do not have municipal water and wastewater service and that must have large Lots to accommodate both a water well and on-site septic system on the same Lot.
- (4) The E District is compatible with the Estate Residential future land use category, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis;
  - b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent;
  - c. Chapter 3, Action Strategy 14 – Zoning for Rural Character; and
  - d. Chapter 3, Action Strategy 15 – Country Living Options within the City;

(b) **Permitted Uses.** See Sec. , Schedule of use.

(c) **Dimensional standards.** Development in the E District is subject to the dimensional standards in Table 4-10-25.1. Refer to Section 4-10-87 for Accessory Building standards.

<b>Table 4-10-25.1 - E District Dimensional Standards</b>		
	<b>Residential Main Building</b>	<b>Non-Residential Main Building</b>
<b>Lot area (min)</b>	1 ac	1 ac
<b>Lot width (min)</b>	165 ft	None
<b>Lot depth (min)</b>	165 ft	None
<b>Height (max)</b>	3 stories	2 stories
<b>Setbacks (min)</b>		
Front	50 ft	50 ft
Rear	30 ft	10 ft
Side (Interior)	25 ft	20 ft
Side (Street)	25 ft	20 ft
Side/Rear Garage Entrance	30 ft	None
<b>Lot Coverage (max)</b>	30%	30%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >	

Key: min = minimum required | max = maximum allowed | ac = acre | ft = feet

**Sec. 4-10-26. - R-1 (Residential-1) District.**

**(a) Purpose.**

- (1) The R-1 District provides for low density detached one-family residential developments in areas where adequate public facilities and services exist and residential development is appropriate given the surrounding land Uses and neighborhood.
- (2) The R-1 District is compatible with the Suburban Residential future land use category, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 4 – Reinforce the Neighborhood Unit Concept;
  - b. Chapter 2, Action Strategy 16 – Character Emphasis; and
  - c. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.
- (3) New development areas in and adjacent to the R-1 District should be consistent with the Neighborhood Planning Unit concept.

**(b) Permitted Uses.** See Sec. , Schedule of use.

(c) **Dimensional standards.** Development in the R-1 District is subject to the dimensional standards in Table 4-10-26.1. Refer to Section 4-10-87 for Accessory Building standards.

<b>Table 4-10-26.1 – R-1 District Dimensional Standards</b>		
	<b>Residential Main Building</b>	<b>Non-Residential Main Building</b>
<b>Lot area (min)</b>	7,500 sf	7,500 sf
<b>Lot width (min)</b>	60 ft	60 ft
<b>Lot depth (min)</b>	100 ft	100 ft
<b>Height (max)</b>	2 stories	2 stories
<b>Setbacks (min)</b>		
Front	25 ft or 20 ft if Lot abuts a Cul-de-Sac	25 ft or 20 ft if Lot abuts a Cul-de-Sac
Rear	10 ft <sup>1</sup>	10 ft
Side (Interior)	5 ft	20 ft
Side (Street)	10 ft <sup>2, 3</sup>	20 ft
Side/Rear Garage Entrance	20 ft	None
<b>Lot Coverage (max)</b>	45%	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >	

**Key:** min = minimum required | max = maximum allowed | sf = square feet | ft = feet

<sup>1</sup>If a residential Main Building is located adjacent to an Alley and has no openings for windows, doors, light, or air in the wall facing the Alley, then a minimum Setback of one (1) foot for each two (2) feet of wall Height is allowed.

<sup>2</sup>On a corner Lot, both Street exposures shall be treated as Front Yards on all Lots Platted after August 19, 1968, except where otherwise provided by sections [4-10-170\(b\)\(2\)](#) and [4-10-170\(b\)\(4\)](#). On Lots which are official Lots of Record prior to August 19, 1968, the minimum Side Yard adjacent to a side Street shall comply with this section. (See Appendix Illustration 4A.)

<sup>3</sup>Where both Street Frontages of a corner Lot used for one-family, two-family or Manufactured Home Housing Units are required to be treated as Front Yards, a Front Yard of twenty (20) feet or the Front Yard required for the respective District as specified in this section, whichever is less, shall be observed on the Lot Frontage of greatest dimension. If such a Lot is bounded on the rear by an Alley, then ten (10) feet Setback shall be required on the Lot Frontage of greatest dimension (See Appendix Illustration 4C).

**NOTE:**

The footnotes in Table 4-10-26.1 are current text, and will be updated and relocated to Article IV, Division 2, Lot Development (Module 2).

Similar footnotes apply in several Zoning Districts. All will be updated and relocated.

**Sec. 4-10-27. - R-2 (Residential-2) District.**

**(a) Purpose.**

- (1) The R-2 District provides for low density detached one-family residential developments in areas where adequate public facilities and services exist and residential development is appropriate given the surrounding land Uses and neighborhood.
- (2) The R-2 District is compatible with the Suburban Residential future land use category, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 4 – Reinforce the Neighborhood Unit Concept;
  - b. Chapter 2, Action Strategy 16 – Character Emphasis; and.
  - c. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.
- (3) New development areas in and adjacent to the R-2 District should be consistent with the Neighborhood Planning Unit concept.

**(b) Permitted Uses.** See Sec. , Schedule of use.

**(c) Dimensional standards.** Development in the R-2 District is subject to the dimensional standards in Table 4-10-27.1. Refer to Section 4-10-87 for Accessory Building standards.

**Table 4-10-27.1 – R-2 District Dimensional Standards**

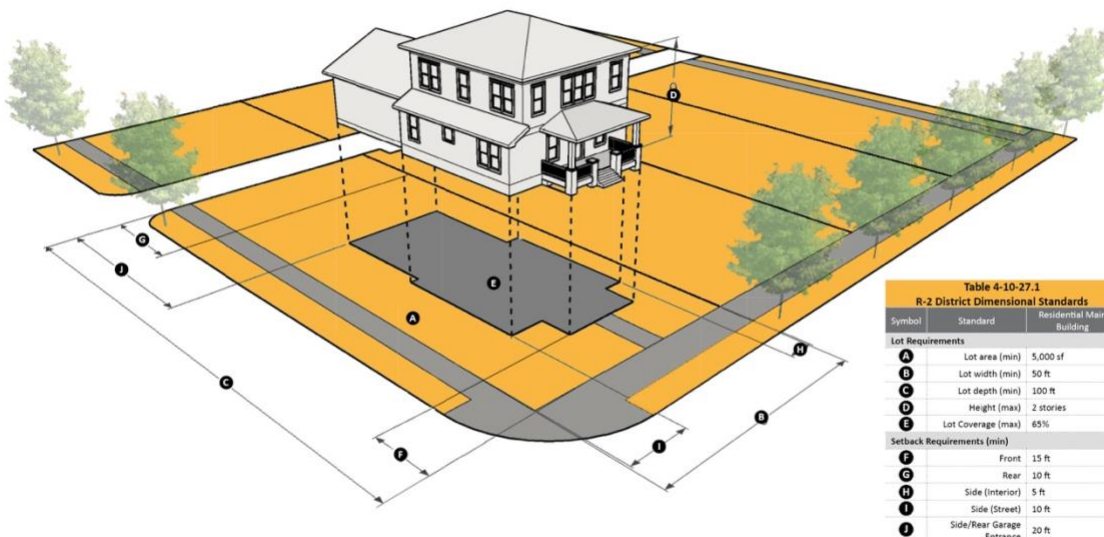
	Residential Main Building	Non-Residential Main Building
<b>Lot area (min)</b>	5,000 sf	5,000 sf
<b>Lot width (min)</b>	50 ft	50 ft
<b>Lot depth (min)</b>	100 ft	100 ft
<b>Height (max)</b>	2 stories	2 stories
<b>Setbacks (min)</b>		
Front	15 ft	15 ft
Rear	10 ft <sub>1</sub>	10 ft
Side (Interior)	5 ft	20 ft
Side (Street)	10 ft <sub>2, 3</sub>	20 ft
Side/Rear Garage Entrance	20 ft	None
<b>Lot Coverage (max)</b>	65%	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >	

**Key:** min = minimum required | max = maximum allowed | sf = square feet | ft = feet

1If a residential Main Building is located adjacent to an Alley and has no openings for windows, doors, light, or air in the wall facing the Alley, then a minimum Setback of one (1) foot for each two (2) feet of wall Height is allowed.

2On a corner Lot, both Street exposures shall be treated as Front Yards on all Lots Platted after August 19, 1968, except where otherwise provided by sections 4-10-170(b)(2) and 4-10-170(b)(4). On Lots which are official Lots of Record prior to August 19, 1968, the minimum Side Yard adjacent to a side Street shall comply with this section. (See Appendix Illustration 4A.)

3Where both Street Frontages of a corner Lot used for one-family, two-family or Manufactured Home Housing Units are required to be treated as Front Yards, a Front Yard of twenty (20) feet or the Front Yard required for the respective District as specified in this section, whichever is less, shall be observed on the Lot Frontage of greatest dimension. If such a Lot is bounded on the rear by an Alley, then ten (10) feet Setback shall be required on the Lot Frontage of greatest dimension (See Appendix Illustration 4C).



**Sec. 4-10-28. - MD (Moderate Density) District.**

**(a) Purpose.**

- (1) The MD District accommodates medium density residential development comprised of mixed housing types.
- (2) Because it potentially reduces development costs, the MD District also promotes affordable housing in a medium density environment.
- (3) The MD District is compatible with the General Residential future land use category, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 4 – Reinforce the Neighborhood Unit Concept;
  - b. Chapter 2, Action Strategy 16 – Character Emphasis;
  - c. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent; and
  - d. Chapter 2, Action Strategy 30 – Flexible Districts.
- (4) New development areas in and adjacent to MD Districts should be consistent with the Neighborhood Planning Unit concept.

**(b) Permitted Uses.** See Sec. , Schedule of use.

**(c) Dimensional standards.** Development in the MD District is subject to the dimensional standards in Table 4-10-28.1. Refer to Section 4-10-87 for Accessory Building standards.

**Table 4-10-28.1 – MD District Dimensional Standards**

	Main Building Type						
	Detached One-Family Dwelling	Townhouse	Duplex	Tiny Home Court, Triplex, Fourplex	Multiple-Family (other than Triplex or Fourplex)	Live/Work Dwelling	Non-Residential
<b>Density (min)</b>	None	None	2 du/Lot	3 du/Lot	4 du/ac	1 du/Lot	None
<b>Density (max)</b>	9 du/ac	22 du/ac	2 du/Lot	4 du/Lot	10 du/ac	1 du/Lot	None
<b>Lot area (min)</b>	None	None	None	None	None	None	None
<b>Lot width (min)</b>	None	None	None	None	None	None	None
<b>Lot depth (min)</b>	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft
<b>Building Width (max)</b>	None	24 ft	48 ft	36 ft	60 ft	36 ft	36 ft
<b>Building Depth (max)</b>	None	None	60 ft	60 ft	100 ft	60 ft	60 ft
<b>Height (max)</b>	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
<b>Setbacks (min)</b>							
Front	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Rear	10 ft <sup>1</sup>	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Side (Interior)	5 ft <sup>2</sup>	See footnote 5	5 ft	10 ft	10 ft	15 ft	20 ft
Side (Street)	10 ft <sup>3, 4</sup>	10 ft <sup>3, 4, 5</sup>	10 ft <sup>3, 4</sup>	15 ft <sup>6</sup>	15 ft <sup>6</sup>	15 ft	20 ft
Side / Rear Garage Entrance	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	None
<b>Lot Coverage (max)</b>	75%	75%	75%	75%	75%	75%	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of Article IV, Development Standards (Module 2)>						

Key: du = Dwelling Unit | min = minimum required | max = maximum allowed | ft = feet

<sup>1</sup>If a residential Main Building is located adjacent to an Alley and has no openings for windows, doors, light, or air in the wall facing the Alley, then a minimum Setback of one (1) foot for each two (2) feet of wall Height is allowed.

**Table 4-10-28.1 – MD District Dimensional Standards**

2After November, 1993 in all zoning districts allowing One-Family Attached Housing Units, Side Yard requirements for One-Family Detached Housing Units if less than required by Table 4-10-28.1, shall clearly depict the Side Yard Setback on a recorded Plat of the subdivision.

3On a corner Lot, both Street exposures shall be treated as Front Yards on all Lots Platted after August 19, 1968, except where corner Lots adjoin the entire Street Frontage between two (2) parallel Streets, the longest Street exposure to a lot used for one-family, two-family or Manufactured Home Housing Units shall be considered as a Side Yard, which shall require a setback of not less than ten (10) feet. (See Appendix Illustration 4).

4Where both Street Frontages of a corner Lot used for one-family, two-family or Manufactured Home Housing Units are required to be treated as Front Yards, a Front Yard of twenty (20) feet or the Front Yard required for the respective District as specified in this section, whichever is less, shall be observed on the Lot Frontage of greatest dimension. If such a Lot is bounded on the rear by an Alley, then ten (10) feet Setback shall be required on the Lot Frontage of greatest dimension (See Appendix Illustration 4C).

5A one-family attached Housing Unit shall provide a minimum required Side Yard adjacent to a side Street of ten (10) feet and a minimum of five (5) feet adjacent to an Alley. A minimum required Side Yard of five (5) feet shall be provided at the end of each one-family Attached Housing Unit complex so that the end of any two (2) adjacent Building complexes shall be at least ten (10) feet apart. (See Appendix Illustration 12.)

6On a corner Lot, a Side Yard adjacent to a Street for a multiple-family Housing Unit shall not be less than fifteen (15) feet, and no balcony or porch or any portion of the Building may extend into such required Side Yard except that a roof may overhang such Side Yard not to exceed four (4) feet.

**(d) Additional Standards for Townhouse Dwellings.** Townhouse Dwellings shall be arranged with no more than 6 Attached Dwelling Units in a single Structure.

**Sec. 4-10-29. - MF (Multiple-Family) District.**

**(a) Purpose.**

- (1) The MF District accommodates medium to high density residential development comprised of mixed housing types, but primarily multi-family complexes. MF Districts are typically located along Arterial or Collector Streets, and may be an appropriate transition between lower intensity Residential Districts and non-Residential Districts.
- (2) The MF District is compatible with the Multi-Family Residential future land use category, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 4 – Reinforce the Neighborhood Unit Concept;
  - b. Chapter 2, Action Strategy 16 – Character Emphasis;
  - c. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent; and
  - d. Chapter 2, Action Strategy 30 – Flexible Districts.



(3) New development areas in and adjacent to MF Districts should be consistent with the Neighborhood Planning Unit concept.

(b) **Permitted Uses.** See Sec. , Schedule of use.

(c) **Dimensional standards.** Development in the MF District is subject to the dimensional standards in Table 4-10-29.1. Refer to Section 4-10-87 for Accessory Building standards.

Table 4-10-29.1 – MF District Dimensional Standards						
	Main Building Type					
	Detached One-Family Dwelling	Townhouse	Duplex	Tiny Home Court, Multiple-Family Dwelling	Live/Work Dwelling	Non-Residential or Mixed Use
<b>Density (max)</b>	9 du/ac	22 du/ac	16 du/ac	36 du/ac	1 du/Lot	36 du/ac
<b>Lot area (min)</b>	None	None	None	1,200 sf/du	None	None
<b>Lot width (min)</b>	None	None	None	None	None	None
<b>Lot depth (min)</b>	100 ft	100 ft	100 ft	120 ft	100 ft	100 ft
<b>Height (max)</b>	3 stories	3 stories	3 stories	3 stories	3 stories	3 stories
<b>Setbacks (min)</b>						
Front	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Rear	10 ft <sup>1</sup>	10 ft	10 ft	10 ft	10 ft	10 ft
Side (Interior)	5 ft <sup>2</sup>	5 ft or 10 ft <sup>5</sup>	5 ft	15 ft	15 ft	20 ft
Side (Street)	10 ft <sup>3</sup>	10 ft <sup>3, 4, 5</sup>	10 ft <sup>3</sup>	15 ft <sup>6</sup>	15 ft	20 ft
Side / Rear Garage Entrance	20 ft	20 ft	20 ft	20 ft	20 ft	None
<b>Lot Coverage (max)</b>	65%	65%	65%	65%	65%	50%

**Table 4-10-29.1 – MF District Dimensional Standards**

<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >
<b>Key:</b> min = minimum required   max = maximum allowed   du = Dwelling Unit   ac = acre   sf = square feet   ft = feet	
1If a residential Main Building is located adjacent to an Alley and has no openings for windows, doors, light, or air in the wall facing the Alley, then a minimum Setback of one (1) foot for each two (2) feet of wall Height is allowed.	
2After November, 1993 in all zoning districts allowing One-Family Attached Housing Units, Side Yard requirements for One-Family Detached Housing Units if less than required by Table 4-10-24.1, shall clearly depict the Side Yard Setback on a recorded Plat of the subdivision.	
3On a corner Lot, both Street exposures shall be treated as Front Yards on all Lots Platted after August 19, 1968, except where corner Lots adjoin the entire Street Frontage between two (2) parallel Streets, the longest Street exposure to a lot used for one-family, two-family or Manufactured Home Housing Units shall be considered as a Side Yard, which shall require a setback of not less than ten (10) feet. (See Appendix Illustration 4).	
4Where both Street Frontages of a corner Lot used for one-family, two-family or Manufactured Home Housing Units are required to be treated as Front Yards, a Front Yard of twenty (20) feet or the Front Yard required for the respective District as specified in this section, whichever is less, shall be observed on the Lot Frontage of greatest dimension. If such a Lot is bounded on the rear by an Alley, then ten (10) feet Setback shall be required on the Lot Frontage of greatest dimension (See Appendix Illustration 4C).	
5A one-family attached Housing Unit shall provide a minimum required Side Yard adjacent to a side Street of ten (10) feet and a minimum of five (5) feet adjacent to an Alley. A minimum required Side Yard of five (5) feet shall be provided at the end of each one-family Attached Housing Unit complex so that the end of any two (2) adjacent Building complexes shall be at least ten (10) feet apart. (See Appendix Illustration 12.)	
6On a corner Lot, a Side Yard adjacent to a Street for a multiple-family Housing Unit not exceeding three (3) Stories in Height shall not be less than fifteen (15) feet, and no balcony or porch or any portion of the Building may extend into such required Side Yard except that a roof may overhang such Side Yard not to exceed four (4) feet.	

**Sec. 4-10-30. - MH (Manufactured Home) District.**

**(a) Purpose.**

- (1) The intent of the MH District is to allow collective development of residential Manufactured Home sites within planned Manufactured Home Parks and Manufactured Home Subdivisions that contain most of the characteristics of a Detached single-family residential subdivision. The MH District is not intended to be utilized for the placement or location of a single Manufactured Home.
- (2) The MH District promotes an affordable housing option.
- (3) The MH District is generally compatible with the Suburban Residential and General Residential future land use categories, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis; and
  - b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.

(b) **Minimum Acreage.** Any rezoning application for MH District shall include an area of at least 10 acres unless the area proposed for rezoning is immediately adjacent to an existing MH District that contains at least 10 acres.

(c) **Permitted Uses.** See Sec. , Schedule of use.

(d) **Dimensional standards.** Development in the MH District is subject to the dimensional standards in Table 4-10-30.1. Refer to Section 4-10-87 for Accessory Building standards, and to Section 4-10-103 for Manufactured Home Park standards.

**Table 4-10-30.1 – MH District Dimensional Standards**

	Main Building Type		
	One-Family (Detached)	Manufactured Home	Non-Residential Main Building
<b>Lot area (min)</b>	6,000 sf	5,000 sf	5,000 sf
<b>Lot width (min)</b>	50 ft	50 ft	50 ft
<b>Lot depth (min)</b>	100 ft	100 ft	100 ft
<b>Height (max)</b>	2 stories	2 stories	2 stories
<b>Setbacks (min)</b>			
Front	20 ft	20 ft	20 ft
Rear	10 ft <sup>1</sup>	10 ft <sup>1</sup>	10 ft
Side (Interior)	5 ft	5 ft <sup>4</sup>	20 ft
Side (Street)	10 ft <sup>2, 3</sup>	10 ft <sup>2, 3</sup>	20 ft
Side/Rear Garage Entrance	20 ft	20 ft	None
<b>Lot Coverage (max)</b>	65%	65%	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >		

**Key:** min = minimum required | max = maximum allowed | sf = square feet | ft = feet

<sup>1</sup>In Residential Zoning Districts, no Main Building may be constructed nearer to the rear property line than ten (10) feet. For a single-family detached Residential building without openings for windows, doors, light or air in the wall facing the Alley a Setback of one (1) foot for each two (2) feet of wall Height is allowed.

<sup>2</sup>On a corner Lot, both Street exposures shall be treated as Front Yards on all Lots Platted after August 19, 1968, except where corner Lots adjoin the entire Street Frontage between two (2) parallel Streets, the longest Street exposure to a lot used for one-family or Manufactured Home Housing Units shall be considered as a Side Yard, which shall require a setback of not less than ten (10) feet. (See Appendix Illustration 4).

<sup>3</sup>Where both Street Frontages of a corner Lot used for one-family or Manufactured Home Housing Units are required to be treated as Front Yards, a Front Yard of twenty (20) feet or the Front Yard required for the respective District as specified in this section, whichever is less, shall be observed on the Lot Frontage of greatest dimension. If such a Lot is bounded on the rear by an Alley, then ten (10) feet Setback shall be required on the Lot Frontage of greatest dimension (See Appendix Illustration 4C).

**Sec. 4-10-31. - Reserved.**

**Sec. 4-10-32. - *Reserved.***

**Sec. 4-10-33. - *Reserved.***

**Sec. 4-10-34. - *Reserved.***

**Sec. 4-10-35. - *Reserved.***

**Sec. 4-10-36. - *Reserved.***

**Sec. 4-10-37. - *Reserved.***

**Sec. 4-10-38. - *Reserved.***

**Sec. 4-10-39. - *Reserved.***

## **DIVISION 4. - OFFICE, RETAIL, & BUSINESS DISTRICTS**

### **Sec. 4-10-40. - NS (Neighborhood Service) District.**

#### **(a) Purpose.**

- (1) The "NS" Neighborhood Service District accommodates a mix of low to moderate density residential Uses and retail, office, and service Uses that are compatible with a residential neighborhood.
- (2) The NS District is characterized by its residential appearance and smaller buildings with low height and moderate bulk.
- (3) The NS District is compatible with the Urban, General Commercial, and Suburban Commercial future land use categories, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 4 – Reinforce the Neighborhood Unit Concept;
  - b. Chapter 2, Action Strategy 16 – Character Emphasis;
  - c. Chapter 2, Action Strategy 17 – Compatibility of Neighborhood Commercial/Service Uses;
  - d. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent; and
  - e. Chapter 2, Action Strategy 30 – Flexible Districts.
- (4) New development areas in and adjacent to NS Districts should be consistent with the Neighborhood Planning Unit concept.

#### **(b) Location and minimum area.**

- (1) A Neighborhood Service District adjacent to Residentially-Developed or Residentially-Zoned Lots should be located on a Collector Street or Arterial Street for adequate accessibility.
- (2) A Neighborhood Service District located at the intersection of roadways in the middle of a residential area shall include at least 2 Lots.

(c) **Permitted Uses.** See Sec. , Schedule of use.

(d) **Dimensional standards.** Development in the NS District is subject to the dimensional standards in Table 4-10-40.1. Refer to Section 4-10-87 for Accessory Building standards.

Table 4-10-40.1 – NS District Dimensional Standards							
	Main Building Type						
	Detached One-Family Dwelling	Townhouse	Duplex	Tiny Home Court, Triplex, Fourplex	Multiple-Family (other than Triplex or Fourplex)	Live/Work Dwelling	Non-Residential or Mixed Use Building
<b>Density (min)</b>	None	None	2 du/Lot	3 du/Lot	4 du/ac	1 du/Lot	4 du/ac
<b>Density (max)</b>	9 du/ac	22 du/ac	2 du/Lot	4 du/Lot	10 du/ac	1 du/Lot	10 du/ac
<b>Lot area (min)</b>	None	None	None	None	None	None	None
<b>Lot width (min)</b>	None	None	None	None	None	None	None
<b>Lot depth (min)</b>	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft
<b>Building Width (max)</b>	None	24 ft	48 ft	36 ft	60 ft	36 ft	36 ft
<b>Building Depth (max)</b>	None	None	60 ft	60 ft	100 ft	60 ft	60 ft
<b>Height (max)</b>	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
<b>Setbacks (min)</b>							
Front (max)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Rear (min)	10 ft <sup>1</sup>	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Side (Interior) (min)	5 ft <sup>2</sup>	See footnote 5	5 ft	10 ft	10 ft	15 ft	20 ft
Side (Street) (min)	10 ft <sup>3, 4</sup>	10 ft <sup>3, 4, 5</sup>	10 ft <sup>3, 4</sup>	15 ft <sup>6</sup>	15 ft <sup>6</sup>	15 ft	20 ft
Side/Rear Garage Entrance (min)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	None
<b>Lot Coverage (max)</b>	75%	75%	75%	75%	75%	75%	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of Article IV, Development Standards (Module 2)>						

**Key:** min = minimum required | max = maximum allowed | ac = acre | ft = feet | du = Dwelling Unit

<sup>1</sup>If a residential Main Building is located adjacent to an Alley and has no openings for windows, doors, light, or air in the wall facing the Alley, then a minimum Setback of one (1) foot for each two (2) feet of wall Height is allowed.

**Table 4-10-40.1 – NS District Dimensional Standards**

After November, 1993 in all zoning districts allowing One-Family Attached Housing Units, Side Yard requirements for One-Family Detached Housing Units if less than required by Table 4-10-28.1, shall clearly depict the Side Yard Setback on a recorded Plat of the subdivision.

On a corner Lot, both Street exposures shall be treated as Front Yards on all Lots Platted after August 19, 1968, except where corner Lots adjoin the entire Street Frontage between two (2) parallel Streets, the longest Street exposure to a lot used for one-family, two-family or Manufactured Home Housing Units shall be considered as a Side Yard, which shall require a setback of not less than ten (10) feet. (See Appendix Illustration 4).

Where both Street Frontages of a corner Lot used for one-family, two-family or Manufactured Home Housing Units are required to be treated as Front Yards, a Front Yard of twenty (20) feet or the Front Yard required for the respective District as specified in this section, whichever is less, shall be observed on the Lot Frontage of greatest dimension. If such a Lot is bounded on the rear by an Alley, then ten (10) feet Setback shall be required on the Lot Frontage of greatest dimension (See Appendix Illustration 4C).

A one-family attached Housing Unit shall provide a minimum required Side Yard adjacent to a side Street of ten (10) feet and a minimum of five (5) feet adjacent to an Alley. A minimum required Side Yard of five (5) feet shall be provided at the end of each one-family Attached Housing Unit complex so that the end of any two (2) adjacent Building complexes shall be at least ten (10) feet apart. (See Appendix Illustration 12.)

On a corner Lot, a Side Yard adjacent to a Street for a multiple-family Housing Unit shall not be less than fifteen (15) feet, and no balcony or porch or any portion of the Building may extend into such required Side Yard except that a roof may overhang such Side Yard not to exceed four (4) feet.

**Sec. 4-10-41. - O (Office) District.**

**(a) Purpose.**

- (1) The Office District provides for development of office, business service, educational, and institutional Uses and ancillary retail Uses that support the primary uses in the District.
- (2) The O District allows development of freestanding office buildings and office parks, and provides a transition between medium to high density residential Uses and more intensive commercial Uses.
- (3) The O District is compatible with the Urban, General Commercial, Suburban Commercial, and Business Park future land use categories, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis; and
  - b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.

**(b) Permitted Uses.** See Sec. , Schedule of use.

**(c) Dimensional standards.** Development in the O District is subject to the dimensional standards in Table 4-10-41.1. Refer to Section 4-10-87 for Accessory Building standards.

**Table 4-10-41.1 – O District Dimensional Standards**

	Main Building Type	
	Live/Work Dwelling	Non-Residential or Mixed Use Building
<b>Density (max)</b>	1 du/Lot	24 du/ac
<b>Lot area (min)</b>	None	None
<b>Lot width (min)</b>	None	None
<b>Lot depth (min)</b>	100 ft	None
<b>Height (max)</b>	3 stories	3 stories
<b>Setbacks (min)</b>		
Front	15 ft	15 ft
Rear	10 ft	0 ft or 10 ft <sup>1</sup>
Side (Interior)	10 ft	10 ft or 20 ft <sup>2</sup>
Side (Street)	10 ft or 20 ft <sup>2</sup>	10 ft or 20 ft <sup>2</sup>
Side/Rear Garage Entrance	20 ft	None
<b>Lot Coverage (max)</b>	65%	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >	

**Key:** max = maximum allowed | min = minimum required | du = Dwelling Unit | ac = acre | ft = feet

<sup>1</sup>A Rear Yard is not required for Non-Residential Buildings, except where Lots back upon a common District line (whether separated by an Alley or not) dividing the O District from any Residential Zoning District, in which case a minimum Rear Yard of 10 feet is required.

<sup>2</sup>A minimum Side Yard of 10 feet is required unless the Lot abuts a Residential Zoning District, in which case the Side Yard shall be a minimum of 20 feet.

**Sec. 4-10-42. - GR (General Retail) District.**

**(a) Purpose.**

- (1) The GR District is primarily intended for retail and related service Uses. This district does not allow uses of a more intensive commercial nature, such as a distribution warehouse, but instead lends itself to compatible retail activities. For example, a bakery shop is a permitted use in a GR District, but a wholesale bakery is classified as commercial and, therefore, not allowed in the GR District.
- (2) Special attention should be given when expanding or locating the General Retail zoning classification to ensure that strip development along Arterial Streets is discouraged. General retail development should be located in concentrated areas adjacent to Arterial Streets serving residential areas, instead of being inefficiently stripped out along major roadways.
- (3) While Live/Work Dwellings and Mixed Use Buildings are permitted in the GR District, Multiple-Family Dwellings are not.



(4) The GR District is compatible with the Urban, General Commercial, and Suburban Commercial future land use categories, and implements the following Comprehensive Plan policies:

- a. Chapter 2, Action Strategy 16 – Character Emphasis; and
- b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.

(b) **Permitted Uses.** See Sec. , Schedule of use.

(c) **Dimensional standards.** Development in the GR District is subject to the dimensional standards in Table 4-10-42.1. Refer to Section 4-10-87 for Accessory Building standards.

Table 4-10-42.1 – GR District Dimensional Standards		
	Main Building Type	
	Live/Work Dwelling	Non-Residential or Mixed Use Building
<b>Density (max)</b>	1 du/Lot	36 du/ac
<b>Lot area (min)</b>	None	None
<b>Lot width (min)</b>	None	None
<b>Lot depth (min)</b>	100 ft	None
<b>Height (max)</b>	3 stories	3 stories
<b>Setbacks (min)</b>		
Front	15 ft	15 ft
Rear	10 ft	0 ft or 10 ft <sup>1</sup>
Side (Interior)	10 ft	0 ft or 5 ft <sup>2</sup>
Side (Street)	0 ft or 5 ft <sup>2</sup>	0 ft or 5 ft <sup>2</sup>
Side/Rear Garage Entrance	20 ft	None
<b>Lot Coverage (max)</b>	65%	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >	

**Key:** min = minimum required | max = maximum allowed | ac = acre | ft = feet | du = Dwelling Unit

<sup>1</sup>A Rear Yard is not required for Non-Residential Buildings, except where Lots back upon a common District line (whether separated by an Alley or not) dividing the GR District from any Residential Zoning District, in which case a minimum Rear Yard of 10 feet is required.

<sup>2</sup>A Side Yard is not required unless the Lot abuts a Residential Zoning District or is located across a Street from a Residential Zoning District, in which case the Side Yard shall be a minimum of 10 feet.

**Sec. 4-10-43. - CB (Central Business) District.**

**(a) Purpose.**

- (1) The intensity of development and physical arrangement of downtown Amarillo makes it appropriate to have a separate Zoning District tailored to the specific needs of this area. The Central Business District is designed for the core downtown area and allows the most intensive development character in the City.
- (2) The CB District is characterized by a pedestrian-oriented, urban development pattern, with minimal front setbacks, multi-story buildings, high lot coverage, and minimal off-street surface parking.
- (3) The CB District is compatible with the Urban Center future land use category. The CB District is not appropriate in other areas of the City.
- (4) The CB District implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis;
  - b. Chapter 2, Action Strategy 19 – Reinforce the Urban Character of Downtown; and
  - c. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.

**(b) Permitted Uses.** See Sec. , Schedule of use.

**(c) Dimensional standards.** Development in the CB District is subject to the dimensional standards in Table 4-10-43.1. Refer to Section 4-10-87 for Accessory Building standards.

Table 4-10-43.1 – CB District Dimensional Standards			
	Main Building Type		
	Multiple-Family Dwelling	Live/Work Dwelling	Non-Residential or Mixed Use Building
<b>Density (max)</b>	None	1 du/Building	None
<b>Lot area (min)</b>	None	None	None
<b>Lot width (min)</b>	60 ft	None	None
<b>Lot depth (min)</b>	120 ft	100 ft	None
<b>Height (max)</b>	Unlimited <sup>1</sup>	Unlimited <sup>1</sup>	Unlimited <sup>1</sup>
<b>Setbacks</b>			

<b>Table 4-10-43.1 – CB District Dimensional Standards</b>			
Front (min/max)	0 ft / 5 ft	0 ft / 5 ft	0 ft / 5 ft
Rear (min)	10 ft	10 ft	0 ft or 10 ft <sup>2</sup>
Side (Interior) (min) <sup>3</sup>	0 ft or 10 ft <sup>4</sup>	0 ft or 10 ft <sup>4</sup>	0 ft or 10 ft <sup>4</sup>
Side (Street) (min/max)	0 ft / 5 ft	0 ft / 5 ft	0 ft / 5 ft
Side/Rear Garage Entrance (min)	20 ft	20 ft	None
<b>Lot Coverage (max)</b>	100%	100%	100%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >		

**Key:** min = minimum required | max = maximum allowed | ft = feet | du = Dwelling Unit

<sup>1</sup>To any legal Height not prohibited by other laws or ordinances.

<sup>2</sup>A Rear Yard is not required for Non-Residential Buildings, except where Lots back upon a common District line (whether separated by an Alley or not) dividing the CB District from any Residential Zoning District, in which case a minimum Rear Yard of 10 feet is required.

<sup>3</sup>Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

<sup>4</sup>A Side Yard is not required unless the Lot abuts a Residential Zoning District or is located across a Street or Alley from a Residential Zoning District, in which case the Side Yard shall be a minimum of 10 feet.

### Sec. 4-10-44. - LC (Light Commercial) District.

#### (a) Purpose.

- (1) The LC District is intended for service and sales Uses that are considered too intensive to be compatible with general retail areas. LC Districts typically are located along Arterial Streets.
- (2) Light commercial uses are sometimes intermixed with retail and other service uses, although it is desirable to retain a division between retail shopping areas and more intensive commercial functions.
- (3) The LC District is compatible with the Urban, General Commercial, and Suburban Commercial future land use categories, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis; and
  - b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.

#### (b) Permitted Uses. See Sec. , Schedule of use.

(c) **Dimensional standards.** Development in the LC District is subject to the dimensional standards in Table 4-10-44.1. Refer to Section 4-10-87 for Accessory Building standards.

<b>Table 4-10-44.1 – LC District Dimensional Standards</b>		
	<b>Main Building Type</b>	
	<b>Live/Work Dwelling</b>	<b>Non-Residential or Mixed Use Building</b>
<b>Density (max)</b>	1 du/Lot	n/a
<b>Lot area (min)</b>	None	None
<b>Lot width (min)</b>	None	None
<b>Lot depth (min)</b>	None	None
<b>Height (max)</b>	3 stories	3 stories
<b>Setbacks (min)</b>		
Front	15 ft	15 ft
Rear	10 ft	0 ft or 10 ft <sup>1</sup>
Side (Interior)	10 ft	0 ft or 5 ft <sup>2</sup>
Side (Street)	0 ft or 5 ft <sup>2</sup>	0 ft or 5 ft <sup>2</sup>
Side/Rear Garage Entrance	20 ft	None
<b>Lot Coverage (max)</b>	65%	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >	

**Key:** min = minimum required | max = maximum allowed | sf = square feet | ft = feet | du = Dwelling Unit | n/a = not applicable

<sup>1</sup>A Rear Yard is not required for Non-Residential Buildings, except where Lots back upon a common District line (whether separated by an Alley or not) dividing the LC District from any Residential Zoning District, in which case a minimum Rear Yard of 10 feet is required.

<sup>2</sup>A Side Yard is not required unless the Lot abuts a Residential Zoning District, in which case the Side Yard shall be a minimum of 10 feet.

**Sec. 4-10-45. - HC (Heavy Commercial) District.**

**(a) Purpose.**

- (1) The HC District is intended for land Uses that are too intensive for the Light Commercial or Central Business Districts, and is typically located along Arterial Streets.
- (2) The HC District is generally compatible with the General Commercial and Industrial future land use categories, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis; and

b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.

(b) **Permitted Uses.** See Sec. , Schedule of use.

(c) **Dimensional standards.** Development in the HC District is subject to the dimensional standards in Table 4-10-45.1. Refer to Section 4-10-87 for Accessory Building standards.

Table 4-10-45.1 – HC District Dimensional Standards	
	Non-Residential Main Building
<b>Lot area (min)</b>	None
<b>Lot width (min)</b>	None
<b>Lot depth (min)</b>	None
<b>Height (max)</b>	Unlimited <sup>1</sup>
<b>Setbacks (min)</b>	
Front	None
Rear	0 ft or 10 ft <sup>2</sup>
Side (Interior)	0 ft or 5 ft <sup>3</sup>
Side (Street)	0 ft or 5 ft <sup>3</sup>
Side/Rear Garage Entrance	None
<b>Lot Coverage (max)</b>	50%
<b>Open Space / Civic Space</b>	<to be completed during drafting of <i>Article IV, Development Standards (Module 2)</i> >
<b>Key:</b> min = minimum required   max = maximum allowed   ft = feet	
<sup>1</sup> To any legal Height not prohibited by other laws or ordinances.	
<sup>2</sup> A Rear Yard is not required for Non-Residential Buildings, except where Lots back upon a common District line (whether separated by an Alley or not) dividing the HC District from any Residential Zoning District, in which case a minimum Rear Yard of 10 feet is required.	
<sup>3</sup> A Side Yard is not required unless the Lot abuts a Residential Zoning District, in which case the Side Yard shall be a minimum of 10 feet.	

**Sec. 4-10-46. - Reserved.**

**Sec. 4-10-47. - Reserved.**

**Sec. 4-10-48. - Reserved.**

**Sec. 4-10-49. - Reserved.**

## DIVISION 5. - INDUSTRIAL DISTRICTS

### Sec. 4-10-50. - I-1 (Light Industrial) District.

#### (a) Purpose.

- (1) The I-1 District accommodates activities of an intense nature, such as manufacturing activities, that are incompatible with many land Uses allowed in other Zoning Districts. The industrial Districts are the least restrictive of all the Zoning Districts in the City.
- (2) The I-1 District is compatible with the Industrial future land use category, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis; and
  - b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.

#### (b) Classifying light and heavy industrial activities.

- (1) Industrial performance standards are incorporated in the Zoning Ordinance to aid in classifying light industrial activities and heavy industrial activities from one another. The performance standards establish limits for the emission of dust, odor, vibration, air contaminants, and sound from an industrial operation.
- (2) The name or type of industry no longer determines whether an operation is a light or heavy industrial Use. Rather, the way the industry is designed and operated determines its classification.
- (3) The limits for each industrial district's operational characteristics are set forth in *Article IV, Development Standards*.

#### (c) Permitted Uses. See Sec. , Schedule of use.

#### (d) Dimensional standards. Development in the I-1 District is subject to the dimensional standards in Table 4-10-50.1. Refer to Section 4-10-87 for Accessory Building standards.

**Table 4-10-50.1 – I-1 District Dimensional Standards**

Non-Residential Main Building	
<b>Lot area (min)</b>	None
<b>Lot width (min)</b>	None
<b>Lot depth (min)</b>	None
<b>Height (max)</b>	Unlimited <sup>1</sup>
<b>Setbacks (min)</b>	
Front	None
Rear	0 ft or 10 ft <sup>2</sup>
Side (Interior)	0 ft or 5 ft <sup>3</sup>
Side (Street)	0 ft or 5 ft <sup>3</sup>
Side/Rear Garage Entrance	None
<b>Lot Coverage (max)</b>	75%
<b>Open Space / Civic Space</b>	None

**Key:** min = minimum required | max = maximum allowed | sf = square feet | ft = feet

<sup>1</sup>To any legal Height not prohibited by other laws or ordinances.

<sup>2</sup>A Rear Yard is not required for Non-Residential Buildings, except where Lots back upon a common District line (whether separated by an Alley or not) dividing the I-1 District from any Residential Zoning District, in which case a minimum Rear Yard of 10 feet is required.

<sup>3</sup>A Side Yard is not required unless the Lot abuts a Residential Zoning District, in which case the Side Yard shall be a minimum of 10 feet.

**Sec. 4-10-51. - I-2 (Heavy Industrial) District.**

**(a) Purpose.**

- (1) The I-2 District accommodate activities of an intense nature, such as manufacturing activities, that are incompatible with many land Uses allowed in other Zoning Districts. The industrial districts are the least restrictive of all the zoning districts in the City.
- (2) The I-2 District is compatible with the Industrial future land use category, and implements the following Comprehensive Plan policies:
  - a. Chapter 2, Action Strategy 16 – Character Emphasis; and
  - b. Chapter 2, Action Strategy 32 – Tie Lot Coverage to Character Intent.

**(b) Classifying light and heavy industrial activities.**

- (1) Industrial performance standards are incorporated in the Zoning Ordinance to aid in classifying light industrial activities and heavy industrial activities from one another. The performance standards establish limits for the emission of dust, odor, vibration, air contaminants, and sound from an industrial operation.
- (2) The name or type of industry no longer determines whether an operation is a light or heavy industrial use. Rather, the way the industry is designed and operated determines its classification.
- (3) The limits for each industrial district's operational characteristics are set forth in *Article IV, Development Standards*.

(c) **Permitted Uses.** See Sec. , Schedule of use.

(d) **Dimensional standards.** Development in the I-2 District is subject to the dimensional standards in Table 4-10-51.1. Refer to Section 4-10-87 for Accessory Building standards.

Table 4-10-51.1 – I-2 District Dimensional Standards	
	Non-Residential Main Building
<b>Lot area (min)</b>	None
<b>Lot width (min)</b>	None
<b>Lot depth (min)</b>	None
<b>Height (max)</b>	Unlimited <sup>1</sup>
<b>Setbacks (min)</b>	
Front	None
Rear	0 ft or 10 ft <sup>2</sup>
Side (Interior)	0 ft or 5 ft <sup>3</sup>
Side (Street)	0 ft or 5 ft <sup>3</sup>
Side/Rear Garage Entrance	None
<b>Lot Coverage (max)</b>	75%
<b>Open Space / Civic Space</b>	None

**Key:** min = minimum required | max = maximum allowed | ft = feet

<sup>1</sup>To any legal Height not prohibited by other laws or ordinances.

<sup>2</sup>A Rear Yard is not required for Non-Residential Buildings, except where Lots back upon a common District line (whether separated by an Alley or not) dividing the I-2 District from any Residential Zoning District, in which case a minimum Rear Yard of 10 feet is required.

<sup>3</sup>A Side Yard is not required unless the Lot abuts a Residential Zoning District, in which case the Side Yard shall be a minimum of 10 feet.

**Sec. 4-10-52. - Reserved.**



**Sec. 4-10-53. - *Reserved.***

**Sec. 4-10-54. - *Reserved.***

**Sec. 4-10-55. - *Reserved.***

**Sec. 4-10-56. - *Reserved.***

**Sec. 4-10-57. - *Reserved.***

**Sec. 4-10-58. - *Reserved.***

**Sec. 4-10-59. - *Reserved.***

## DIVISION 6. - PLANNED DISTRICTS

### Sec. 4-10-60. - PD (Planned Development) District.

(a) **Purpose.** A Planned Development District (PD) is intended to:

- (1) Provide a mechanism to create quality development that cannot be accomplished under other City Zoning Districts, adheres to a high degree of standards, and is consistent with the Comprehensive Plan. The PD District process is not intended as a means to avoid specific City requirements that an Applicant may not want to adhere to for financial or any other reason, or to circumvent the schedule of use in Sec.
- (2) Encourage innovative land planning and design in a way that is not possible under the existing Zoning Districts by:
  - a. Reducing or eliminating the inflexibility that results from strict application of zoning standards that were designed primarily for suburban development;
  - b. Allowing greater freedom in selecting the means to provide access, light, Open Space or Civic Space, and site amenities;
  - c. Promoting quality development and environmentally sensitive development by allowing Development to take advantage of special site characteristics, locations, and land uses;
  - d. Allowing deviations from certain development standards that would otherwise apply, if not contrary to the general spirit and intent of this Chapter; and
  - e. Allowing deviations from certain development standards that would otherwise apply, if the deviations are consistent with and accomplish the policies of the Amarillo Comprehensive Plan or a strong public need.

(b) **Applicability.**

(1) **Threshold Requirements.** No PD shall be created:

- a. When a Specific Use Permit, minor modification, or rezoning to an existing base Zoning District could achieve a similar result.

- b. Unless it is demonstrated that the zone materially advances the purposes set out in subparagraph (a) above.
  - (2) **Higher Quality Development Required.** Any Development approved through the use of the PD zone shall be of a higher quality than would otherwise be achieved through the application of this Chapter. PD zones shall not be used to avoid the intent of requirements of this Chapter, which provides for community benefit that more than offsets the impacts of the Development allowed with a PD.
- (c) **Overlay Districts.** All PDs must be done in conformance with the requirements of the Overlay Districts where they are located. This includes, but is not limited to:
  - (1) Sec. 4-10-70. - , *A-O (Airport Overlay District); and*
  - (2) Sec. , *D-O (Downtown Urban Design Overlay).*
- (d) **Area requirements.**
  - (1) **Minimum acreage.** No minimum land area is required to establish a PD District.
  - (2) **Additional Multiple-Family residential requirement.** The entire tract to be zoned PD may be considered as one building lot, or separate areas intended for separate land uses may be considered as separate building lots. Area requirements shall conform to those regulations for the appropriate intended use, except that for each 75 dwelling units, one acre of land shall be designated and appropriately developed as Permanent Common Open Space.
- (e) **Permanent Common Open Space.**
  - (1) **Property Owners Association requirement.** All Planned Developments that provide for Permanent Common Open Space shall be under the control and jurisdiction of a Property Owners Association.
  - (2) **Legal documents required.** All associated legal documents shall be reviewed by the City Attorney prior to being filed with the Potter or Randall County Clerk's Office, as applicable. The legal instrument of record to be filed shall detail the legal and maintenance responsibilities of the Property Owners Association as it relates to Permanent Common Open Space to a level of detail that is deemed satisfactory by the City Attorney.
- (f) **Granting Certificate of Occupancy and Compliance.**

- (1) **Ordinance amendment.** Each area placed within the PD District under the provisions of this division shall be considered as an amendment to the ordinance as applicable to the property involved.
- (2) **Conditional approval.** In approving the PD District, the City Council may impose conditions that shall be complied with before a Certificate of Occupancy and Compliance is issued for the Use of land or any Structure that is part of the PD District. Such conditions shall not be construed as conditions precedent to the approval of the amendment, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy and Compliance.
- (g) **Waiver of dimensional requirements.** The City Council, after a recommendation by the Planning and Zoning Commission, may grant a waiver to the minimum requirements for the Lot Width; Lot Depth; Lot Coverage; and Front, Side, and Rear Setbacks included in *Article IV, Development Standards*, only if:
  - (1) The Applicant can show that other amenities or conditions will be gained to the extent that an equal or higher quality development will be the result; and
  - (2) The Application is only for a Planned Development District designation that cannot be accommodated by another existing Zoning District established by this Chapter.
- (h) **Utilities.** The Applicant shall provide water, wastewater, drainage, and electrical facilities for connection to a public utility that meet applicable local, state, and federal requirements.
- (i) **Landscaping and screening.** No provisions of *Article IV, Development Standards, Division 4, Landscaping and Screening* shall be waived via a PD application.
- (j) **Lighting.** No provisions of *Article IV, Development Standards, Division 5, Outdoor Lighting*, shall be waived via a PD application.
- (k) **Parking regulations.** Off-Street Parking spaces shall be provided in accordance with the requirements for *Article IV, Development Standards, Division 6, Parking and Loading*, unless the Applicant demonstrates other parking standards are more appropriate for the proposed development. The Applicant shall provide supporting studies, data, or other information.
- (l) **Performance standards.** No provisions of *Article IV, Development Standards, Division 8, Performance Standards*, are to be waived via a PD application. This

includes, but is not limited to, the regulations for air contaminants, glare, noise, smoke, particulate matter, toxic, flammable, and explosive hazard material, and vibration.

(m) **Subdivision regulations.** No provisions of *Title IV, Building Codes, Development, and Zoning, Chapter 4-6, Platting and Subdivision Improvement and Maintenance* shall be waived via a PD application.

(n) **Numbering of districts; register and file; inclusion on Zoning Map.** The Director of Planning shall maintain a register and file of all PD Districts, which shall contain:

- (1) A sequential numbering system meant to identify each specific PD;
- (2) An approved Planned Development Site Plan;
- (3) A copy of the ordinance creating the PD District; and
- (4) All other information concerning the PD Districts as set forth on the Zoning District Map, which is made a part of this Chapter.

(o) **Procedural process.** See Sec. 4-10-220, *Rezoning*s.

**Sec. 4-10-61. - Reserved.**

**Sec. 4-10-62. - Reserved.**

**Sec. 4-10-63. - Reserved.**

**Sec. 4-10-64. - Reserved.**

**Sec. 4-10-65. - Reserved.**

**Sec. 4-10-66. - Reserved.**

**Sec. 4-10-67. - Reserved.**

**Sec. 4-10-68. - Reserved.**

**Sec. 4-10-69. - Reserved.**

## DIVISION 7. - OVERLAY DISTRICTS

### Sec. 4-10-70. - A-O (Airport Overlay) District.

#### (a) Purpose.

- (1) The City hereby finds that Airport Hazards and Obstructions have the potential to endanger the lives and property of users of Amarillo International Airport and property or occupants of land in its vicinity; that an Obstruction may affect existing and future instrument approach minimums of Amarillo International Airport; and that an Obstruction may reduce the size of areas available for the landing, taking off and maneuvering of aircraft. Accordingly, the City declares:
  - a. The establishment of an Obstruction has the potential of being a public nuisance and may injure the region served by Amarillo International Airport;
  - b. The encroachment of noise-sensitive land uses, Wildlife Attractants, or otherwise incompatible land uses within certain areas set forth hereinbelow may endanger the health, safety and welfare of the owners, occupants or users of the land;
  - c. In the interest of the public health, public safety, and general welfare, it is necessary to promote compatible land uses in the vicinity of the Amarillo Airport and prevent potential incompatible land uses and the creation or establishment of Obstructions that are a Hazard to Air Navigation;
  - d. The prevention of these Obstructions and land use conflicts should be accomplished, to the extent legally possible, by the exercise of the police power without compensation;
  - e. The Amarillo International Airport fulfills an essential community purpose.
- (2) It is further declared that the prevention of the establishment of Hazards to Air Navigation; the elimination, removal, alteration or mitigation of Hazards to Air Navigation; the marking and lighting of Obstructions; and the prevention of the establishment of incompatible land use on properties adjacent to the Airport are public purposes for which a political subdivision may raise and expend public funds and acquire land or interests in land.  
(Code 1960, § 20-2; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)

(b) **Authority.** This section is adopted under the authority of the Constitution and Laws of the Texas Local Government Code, Chapter 241, and the Charter of the City of Amarillo.

(c) **Permits.**

- (1) The Building Official shall not issue Building or remodeling permits for any Structure in the Airport Overlay Zoning District unless the applicant fully complies with all provisions of this section.
- (2) The Public Health Administrator shall not issue a permit for the installation of a water well and/or septic tank in the Airport Overlay Zoning District unless the Building Official has stated that the permit applicant has complied with all provisions of this section.
- (3) Except as specifically provided in paragraph (4), no change shall be made in any use of land, no Structure shall be erected or altered, and no Object of Natural Growth shall be planted without a permit. Each application for a permit shall indicate the purpose for which the permit is desired with sufficient details to determine whether the resulting use, Structure, or Object of Natural Growth would conform to the regulations of this section. If such determination is found to be in compliance with this section, the permit may be granted. No permit inconsistent with the provisions of this section shall be granted unless a Variance has been approved in accordance with this chapter.
- (4) No permit shall be required for any Object of Natural Growth or Structure less than 75 feet of vertical Height above the ground, except when, because of terrain, such Object of Natural Growth or Structure would extend above the Height limits prescribed for such Height Hazard Zones or when the Structure is within the City.
- (5) No permit shall be granted that would allow a Nonconforming Use, Structure, or Object of Natural Growth to have an increased Height, or become a greater Hazard to Air Navigation than it was on the effective date of this section or any amendments thereto or than it is when the application for a permit is made. (Code 1960, § 20-17; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)

(d) **Public improvements.** The City shall withhold all public improvements, including the maintenance of Streets and the furnishing of water and sewer service, unless the applicant for a Building Permit fully complies with all provisions of this section. (Code 1960, § 20-18; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)

**(e) Regulations not retroactive.**

- (1) The regulations prescribed by this section shall not be construed to require the removal, lowering, or other change or alteration of any Structure or Object of Natural Growth not conforming to the regulations as of the effective date of this section or otherwise interfere with the continuance of any legal Nonconforming Use.
- (2) Nothing contained in this section shall require any change in the construction, alteration, or use of any Structure, the construction or alteration of which was permitted or begun prior to the effective date of the ordinance from which this section is derived. (Code 1960, § 20-19; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)

**(f) Wildlife Attractants.**

- (1) Due to their potential to create Hazards to Air Navigation, Wildlife Attractants are prohibited from locating within a 5-mile radius of the Amarillo Airport boundary, unless the Director of Aviation finds that, due to design, construction, or operational techniques, the Use, Structure, or activity likely will not create a Hazard to Air Navigation.
- (2) Wildlife Attractants can include, but are not limited to:
  - a. Municipal solid waste landfills,
  - b. Wastewater treatment facilities,
  - c. Concentrated animal feeding operations,
  - d. Aquaculture conducted outside a fully enclosed Building,
  - e. Composting operations that include food and/or municipal solid waste,
  - f. Underwater discharge of food waste, and
  - g. Golf courses.
- (3) Stormwater detention ponds located within a 5-mile radius of the Amarillo Airport boundary shall be designed, engineered, constructed, and maintained for



a maximum 48-hour detention period after the design storm and remain completely dry between storms. *[NOTE: This is new since the Staff Review Draft. There may be other Code sections where this should be added (if text is to remain).]*

**(g) Height Hazard Zones.**

- (1) In order to carry out the provisions of this section, there are hereby created and established certain Height Hazard Zones which include all of the land extending outward and upward from the primary surface and lying beneath the Imaginary Surfaces associated with the Amarillo Airport. The various zones are hereby established and defined as follows:
  - a. *Primary surface.* A surface longitudinally centered on a runway and extending 200 feet beyond each end of a runway. The width of the primary surface is 1,000 feet for non-precision instrument runways having a non-precision instrument approach with visibility minimums as low as three-fourths of a statute mile, and for precision instrument runways. The elevation of any point on a primary surface is the same as the elevation of the nearest point on the Runway Centerline.
  - b. *Approach surface.* A surface longitudinally centered on the extended Runway Centerline and extending outward and upward from each end of the Primary Surface.
    1. Runway 4-22 (Precision Instrument Runway): Approach zone is established beneath the Approach Surface at the ends of Runway 4-22 on Amarillo International Airport for precision instrument landings and takeoffs. The inner edge of the approach zone shall have a width of 1,000 feet which coincides with the width of the Primary Surface at a distance of 200 feet beyond each end of the Runway, widening thereafter uniformly to a width of 16,000 feet a horizontal distance of 50,000 feet beyond each end of the Primary Surface, its Centerline being the continuation of the Centerline of the Runway.
    2. Runway 13-31 (Non-Precision Instrument Runway): Approach zone is established beneath the Approach Surface at the ends of Runway 13-31 on Amarillo International Airport for non-precision instrument landings and takeoffs. The inner edge of the approach zone shall have a width of 1,000 feet which coincides with the width of the Primary Surface at a distance of 200 feet beyond each end of the Runway, widening thereafter uniformly to a width of 4,000 feet at a horizontal distance of

10,000 feet beyond each end of the Primary Surface, its Centerline being the continuation of the Centerline of the Runway.

- c. *Transitional surface.* These surfaces extend outward and upward at right angles to the Runway Centerline and the Runway Centerline extended at a slope of 7 to 1 from the sides of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the Runway Centerline.
- d. *Horizontal surface.* A horizontal plane 150 feet above the established Airport Elevation, the perimeter of which is constructed by swinging arcs of 10,000 feet radii from the center of each end of the Primary Surface of Runways 4-22 and 13-31 and connecting the adjacent arcs by lines tangent to those arcs.
- e. *Conical surface.* A surface extending outward and upward from the periphery of the Horizontal Surface at a slope of 20:1 for a horizontal distance of 4,000 feet.

**(2) Height limitations.**

- a. Except as otherwise provided in this section, no Structure shall be erected, altered or maintained, and no Object of Natural Growth shall be allowed to grow in any zone created by this section to a Height in excess of the applicable Height limit herein established for such zone. Such applicable Height limitations are hereby established for each of the zones in question as follows:
  - 1. *Approach zones.*
    - i. Runway 4-22 (Precision Instrument Runway): One (1) foot in Height for each fifty (50) feet in horizontal distance beginning at the end of and at the elevation of the Primary Surface and extending to a point ten thousand (10,000) feet from the end of the Primary Surface, then rising one (1) foot in Height for each forty (40) feet in horizontal distance for an additional forty thousand (40,000) feet from the end of the Primary Surface.
    - ii. Runway 13-31 (Non-Precision Instrument Runway): One (1) foot in Height for each thirty-four (34) feet in horizontal distance

beginning at the end of and at the elevation of the Primary Surface and extending to a point ten thousand (10,000) feet from the end of the Primary Surface.

2. *Transition Zones.* Slope seven (7) feet outward for each one (1) foot upward beginning at the sides of and at the same elevation as the Primary Surface and the Approach Surface, and extending to a Height of one hundred fifty (150) feet above the Airport Elevation. There are also established Height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the Approach Surface, and extending to where they intersect the Conical Surface. Where the Precision Instrument Runway approach zone projects beyond the conical zone, there are established Height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the Approach Surface, and extending a horizontal distance of five thousand (5,000) feet measured at ninety-degree angles to the extended Runway Centerline.
  3. *Horizontal zone.* Establish at one hundred fifty (150) feet above the Airport Elevation, or a Height of three thousand seven hundred fifty-five (3,755) feet above mean sea level.
  4. *Conical zone.* Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at one hundred fifty (150) feet above the Airport Elevation and extending to a Height of three hundred fifty (350) feet above the Airport Elevation.
- b. In addition to the Height restrictions imposed by the imaginary surfaces, no Structure or natural growth shall be erected, altered, allowed to grow, or maintained in an Airport Hazard Area at such Height as would result in the increase of any minimum flight altitude, vectoring altitude, ceiling, minimum descent altitude, or landing or takeoff visibility minimum for any category of aircraft as established by the Federal Aviation Administration.
  - c. Nothing in this section shall be construed as prohibiting the growth, construction or maintenance of any Object of Natural Growth or Structure to a Height up to seventy-five (75) feet above the surface of the land.  
(Code 1960, § 20-8; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)

**(h) Airport overlay zoning subdistricts established.**

- (1) For the purpose of regulating the development of noise-sensitive land uses to promote compatibility between the Amarillo Airport and the surrounding land uses, to protect the Amarillo Airport from incompatible Development and to promote the health, safety and general welfare of property users, the Controlled Area of Amarillo International Airport is divided into three (3) Airport Overlay Zoning Subdistricts.
- (2) The three (3) Airport Overlay Zoning Subdistricts established by this section are based on the noise contours associated with the airport and are listed in Table 4-10-70.1.

Table 4-10-70.1 – Airport Overlay Zoning Subdistricts		
Abbreviated Designation	Zoning Subdistrict Name	Ldn Designation
AO-1	Airport Overlay Subdistrict-1	65 through 69 Ldn contour
AO-2	Airport Overlay Subdistrict-2	70 through 74 Ldn contour
AO-3	Airport Overlay Subdistrict-3	75 Ldn and greater

(Code 1960, § 20-9; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91.)

**(3) Airport overlay zoning subdistrict boundaries.**

- a. The Airport Overlay Zoning Subdistrict boundary lines shown on the official Airport Overlay Zoning Subdistrict Map shall be located and delineated along contour lines established in the most recent approved Airport Master Plan for Amarillo International Airport. Where uncertainty exists as to the boundaries of the Airport Overlay Zoning Subdistricts as shown on the official maps, the following rules shall apply:
  1. Boundaries shall be scaled from the nearest physical feature shown on the map.
  2. Boundaries may be scaled from the nearest Platted Lot Line as shown on the map.
  3. Distances not specifically indicated on the original Airport Overlay Zoning Subdistrict Map shall be determined by a scaled measurement on the map.
- b. Where physical features on the ground differ from the information shown on the Official Airport Overlay Zoning Subdistrict Map or when there arises a question as to how or where a Parcel of property is zoned and such questions

cannot be resolved by the application of paragraph (1), the property shall be considered to be classified as the most restrictive Airport Overlay Zoning Subdistrict.

- c. Where a Parcel of land lies within more than one Airport Overlay Zoning Subdistrict, the zone within which each portion of the property is located shall apply individually to each portion of the Development.  
 (Code 1960, § 20-11; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)
- d. A Structure that is located partly within an Airport Overlay Zoning Subdistrict and partly outside, or located partly within one (1) or more subdistricts, shall be considered to be entirely within the more restrictive of the subdistricts within which it is located.  
 (Code 1960, § 20-14; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)

**(4) Use of land and buildings.**

- a. Within the Airport Overlay Zoning Subdistricts no land shall hereafter be used and no Structure or other object shall hereafter be erected, altered, converted, or modified other than for those compatible land uses permitted by underlying Zoning Districts, as specified in Sec. Additional land uses are prohibited in the Airport Overlay Zoning Subdistricts, regardless of underlying Zoning, as set forth in Table 4-10-70.2.

**Table 4-10-70. 2 – Airport Overlay District Land Use Table**

Use	Yearly Day-Night Average Sound Level (Ldn) in Decibels		
	AO-1	AO-2	AO-3
	65 - 69	70 - 74	75 & greater
<b>RESIDENTIAL</b>			
Residential, other than mobile homes and transient lodgings	No	No	No
Manufactured Home Park	No	No	No
Transient lodgings	25	30	No
<b>PUBLIC USE</b>			
Schools	No	No	No
Hospitals and nursing homes	25	30	No
Churches, auditoriums, and concert halls	25	30	No
Governmental services	Yes	25	30
Transportation	Yes	Yes <sup>1</sup>	Yes <sup>2</sup>
Parking	Yes	Yes <sup>1</sup>	Yes <sup>2</sup>

**Table 4-10-70. 2 – Airport Overlay District Land Use Table**

Use	Yearly Day-Night Average Sound Level (Ldn) in Decibels		
	AO-1	AO-2	AO-3
	65 - 69	70 - 74	75 & greater
<b>COMMERCIAL USE</b>			
Offices, business and professional	Yes	25	30
Wholesale and retail—building materials, hardware and farm equipment	Yes	Yes <sup>1</sup>	Yes <sup>2</sup>
Retail trade—general	Yes	25	30
Utilities	Yes	25	30
Communication	Yes	25	30
<b>MANUFACTURING AND PRODUCTION</b>			
Manufacturing, general	Yes	Yes <sup>1</sup>	Yes <sup>2</sup>
Photographic and optical	Yes	25	30
Agriculture (except livestock) and forestry	Yes <sup>3</sup>	Yes <sup>4</sup>	Yes <sup>5</sup>
Livestock farming and breeding	Yes <sup>3</sup>	Yes <sup>4</sup>	No
Mining and fishing, resource production and extraction	Yes	Yes	Yes
<b>RECREATIONAL</b>			
Outdoor sports arenas and spectator sports	Yes <sup>6</sup>	Yes <sup>6</sup>	No
Outdoor music shells, amphitheaters	No	No	No
Nature exhibits and zoos	Yes	No	No
Amusements, parks, resorts and camps	Yes	Yes	No
Golf courses, riding stables and water recreation	Yes	25	30

**Key:**

Yes = Land Use and related Structures compatible without restrictions.

Yes<sub>x</sub> = Land Use and related Structures compatible, with restrictions specified in footnote.

No = Land Use and related Structures are not compatible and should be prohibited.

25 or 30 = Land Use and related Structures generally compatible; measures to achieve Noise Level Reduction (NLR) of 25 or 30 dB must be incorporated into design and construction of Structure.

<sup>1</sup>Measures to achieve NLR 25 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.

<sup>2</sup>Measures to achieve NLR of 30 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.

<sup>3</sup>Residential buildings require an NLR of 25.

<sup>4</sup>Residential buildings require an NLR of 30.

<sup>5</sup>Residential buildings not permitted.

<sup>6</sup>Land use compatible provided special sound reinforcement systems are installed.

- b. Where Table 4-10-70.2. conflicts with Sec. 4-10-80. - Schedule of use, the provisions of this section control.
- c. Where the official Airport Overlay Zoning District Map indicates an area as being outside the limits of the City, the prohibited uses, as set forth in paragraph (1), shall apply as though the area is within the City and no Structure or object shall be erected, altered, converted or modified except to comply with uses not prohibited by this Chapter.

- d. This section does not apply to property within the official boundaries of the airport.
- e. As an accessory use to a non-residential development located on a tract of land consisting of 20 or more acres in size, one (1) housing unit may be located on the site providing the property owner dedicates, in advance of receiving a building permit, an aviation clear zone easement to the City. The purpose of this easement shall be to establish a maximum height restriction on the use of property and to hold the public harmless for any damages caused by noise, vibration, fumes, dust, fuel, fuel particles or other effects that may be caused by the operation of aircraft landing at, taking off from, or operating on, or at, public airport facilities.  
(Code 1960, § 20-12; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91; Ord. No. 6569, § 4, 11-27-2001)

**(i) Additional land use regulations.**

- (1) Within the City, all regulations in Chapter 4-10, Zoning, shall apply to the Development of all property covered by the Airport Overlay Zoning District Map based on the underlying Zoning of the property.
- (2) On property within the Airport Overlay Zoning District Map Jurisdiction, but outside the limits of the City, subsection (j) shall apply to the property to establish the prohibited uses, but no other provisions of Chapter 4-10 shall apply to this property.
- (3) When a provision of this section conflicts with *Article III*, the most restrictive provision shall apply.
- (4) Notwithstanding any other provision of this chapter or other chapter of this Code, no use may be made of land, water or Structures within any zone established by this chapter in such a manner as to create electrical interference with navigational signals or radio communication between the Airport and aircraft, make it difficult for pilots to distinguish between Airport lights and others, or result in glare in the eyes of pilots using the Airport; impair visibility in the vicinity of the Airport; create bird strike Hazards, or otherwise in any way endanger or interfere with the landing, taking off or flight operations of aircraft utilizing the Amarillo Airport.
- (5) When a Subdivision Plat is required for any property within an Airport Overlay Zoning District or within an area shown on the Height Hazard Map for Amarillo



International Airport, the property owner shall dedicate an aviation hazard Easement to the City over and across that property. This Easement shall establish a Height restriction on the use of the property and hold the public harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles or other effects that may be caused by the operation of aircraft taking off, landing or operating on or near Amarillo International Airport.

(Code 1960, § 20-13; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)

**(j) Certification of plans.**

(1) The Building Official shall not issue a Building Permit for any Structure within the zones set forth in subsection (m) unless the plans and specifications accompanying the application for the Building Permit have been certified by a registered professional engineer or registered professional architect in the State of Texas as meeting the Noise Level Reduction (NLR) standards specified in subsection (j).

(2) The registered professional architect or engineer must certify that the plans and specifications shall reduce the noise impact from outdoor to indoor noise level at least the minimum specified in subsection (j), using commonly accepted engineering and architectural acoustical practices.

(Code 1960, § 20-15; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91)

**Sec. 4-10-71. - D-O (Downtown Urban Design Overlay) District.**

(a) **Purpose.** The purpose of the Downtown Urban Design Overlay District is to establish design standards for new construction and certain renovations of property in the downtown area in order to protect and enhance the character of downtown, encourage economic development, and protect property values. (Ord. No. 7223, § 2, 7-20-2010)

**(b) Boundaries.**

(1) The boundaries of the D-O District are depicted on the City of Amarillo Zoning Map, and described in detail in this section.

(2) The D-O District includes all land located within the area bounded by the following:

a. Beginning at a point in the west right-of-way line of Washington Street, same being the southeast corner of Lot 1, Block 1, Flynn's Addition;



- b. Thence north along the west right-of-way line of Washington Street to a point being the northeast corner of Lot 9, Block 7, The Revised Map of Madden Addition;
- c. Thence northeasterly across SW 11<sup>th</sup> Avenue to a point being the southeast corner of Lot 5, Block 130, Plemons Addition;
- d. Thence north along the west right-of-way line of Adams Street to a point being the northeast corner of Lot 1, Block 70, Glidden and Sanborn Addition;
- e. Thence east along the south right-of-way line of SW 5<sup>th</sup> Avenue to a point being the northeast corner of Lot 20, Block 65, Glidden and Sanborn Addition;
- f. Thence north along the west right-of-way line of the 20ft. alley in Block 65, Glidden and Sanborn Addition as projected north to a point being 150ft. north of the northeast corner of Lot 18, Block 9, Glidden and Sanborn Addition;
- g. Thence east along the north property line as projected east to a point being 90ft. north of the northeast corner of Lot 1, Block 2, Glidden and Sanborn Addition;
- h. Thence northeasterly to a point being 185 ft. north of the northwest corner of Lot 10, Block 1, Glidden and Sanborn-Holland Addition;
- i. Thence east to a point being 190 ft. north of the northeast corner of Lot 1, Block 347, Holland's Addition;
- j. Thence south along the east property line Lot 1, Block 347 as projected north, to a point 190 ft. south of the southeast corner of Lot 5, Block 347, Holland's Addition;
- k. Thence southwesterly along the west line of the BNSF railway property, crossing SE 3<sup>rd</sup> and SE 4<sup>th</sup> Avenues, to a point 380 ft. east of the northeast corner of the SE 5<sup>th</sup> Avenue and Grant Street intersection;
- l. Thence west along the north right-of-way line of SE 5<sup>th</sup> Avenue as projected east from the northeast corner of the SE 5<sup>th</sup> Avenue and Grant Street intersection, to a point being 180 ft. east of the just mentioned intersection;

- m. Thence south along the east right-of-way line of the 20 ft. alley in Block 352, Mirror Addition as projected south, to a point being 25 ft. east of the northeast corner of Lot 24, Block 402, Mirror's Addition;
- n. Thence southwesterly to a point being the northeast corner of Lot 1, Block 205, Plemons and Mirror Addition;
- o. Thence continuing southwesterly to a point being the southeast corner of Lot 5, Block 235, LA Wells Subdivision;
- p. Thence westerly to a point being the southeast corner of Lot 28, Block 235, LA Wells Subdivision;
- q. Thence west along the south lot line of Lot 28, Block 235 as projected west to a point being the southwest corner of Lot 5, Block 239, JW Cartwright's Subdivision;
- r. Thence west along the north right-of-way line of Interstate-40 west to a point being the southeast corner of Lot 1, Block 1, Flynn's Addition and being the point of beginning.  
(Ord. No. 7223, § 2, 7-20-2010)

**(c) Downtown Urban Design Standards Adopted.**

- (1) The *Downtown Amarillo Urban Design Standards* (DAUDS) is hereby adopted by reference and made part of this Chapter. (Ord. No. 7223, § 2, 7-20-2010)
- (2) All development in the D-O District is subject to the design standards contained in the DAUDS.

**(d) Certificate of Appropriateness Required.**

- (1) Within the D-O District, a Certificate of Appropriateness is required prior to issuance of a Building Permit for any of the following activities:
  - a. Construction of a new Building (excluding Accessory Buildings);
  - b. Major modifications of Buildings, defined as any existing Building that is altered by increasing the existing footprint by 50% or more, either by a single expansion or by the cumulative effect of a series of expansions;

- c. Projects that increase by 50 linear feet or more, a Building's façade that fronts, or is adjacent to, public right-of-way;
  - d. Construction of new parking lots or the expansion of existing parking lots in area by 50 percent or more;
  - e. Changes to a public right-of-way; or
  - f. Changes to civic space that is open to the public.
- (2) A Certificate of Appropriateness reflects compliance with the DAUDS, and is approved by either the Board of Review for Landmarks, Historic Districts, and Downtown Design or the Planning Department as provided in *Article V, Procedures*.
- (e) Downtown signs.** Signage on property located within the Downtown Urban Design Overlay District shall be subject to the permitting, fees, inspections, and applicable construction and electrical code provisions of *Article IV, Division 8 (Signs)*, but in all other aspects such signs shall be subject to and comply with the DAUDS. (Ord. No. 7223, § 6, 7-20-2010)

**Sec. 4-10-72. - HP-O (Historic Preservation Overlay) District.**

*<to be completed in conjunction with Module 2>*

**Sec. 4-10-73. - UN-O (Urban Neighborhood Overlay) District.**

(a) **Purpose.** The purpose of these regulations is to:

- (1) Provide for a transitional area between Downtown and the more auto-oriented suburban areas outside the City's core, where moderate to high intensity residential, neighborhood, and office uses are permitted; and
- (2) Locate employment areas in close proximity to residences; and
- (3) Encourage efficient use of land and public infrastructure; and
- (4) Increase neighborhood walkability; and
- (5) Promote infill development and redevelopment; and

(6) Encourage planning and design flexibility and innovation; and

(7) Provide opportunities to revitalize neighborhoods.

(8) **Location.** The UN-O includes all Lots that are located **<boundaries of UN-O currently under evaluation/discussion>**

(b) **Permitted Uses.** Permitted Uses are specified by the base Zoning District.

(c) **Dimensional standards.** Development in the UN-O District is subject to the dimensional standards of the base Zoning District, except as modified by Table 4-10-73.1.

Table 4-10-73.1 - UN-O District Dimensional Standards			
	Base Zoning District		
	Multiple-Family	Office	Neighborhood Service
<b>Density (max)</b>			
Lots located ___	50 du/ac	None	50 du/ac
Lots located ___	72 du/ac	None	72 du/ac
<b>Lot Area (min)</b>	None	None	None
<b>Height (max)</b>			
Lots located within ½-mile of Downtown	4 stories	4 stories	4 stories
Lots located within ¼-mile of Downtown	6 stories	6 stories	6 stories
<b>Setbacks (min/max)</b>			
Front	0 ft / 15 ft	0 ft / 15 ft	0 ft / 15 ft
Rear	10 ft / None	10 ft / None	10 ft / None
Side (Interior)	0 ft / None	0 ft / None	0 ft / None
Side (Street)	0 ft / 15 ft	0 ft / 15 ft	0 ft / 15 ft
Side / Rear Garage Entrance	20 ft / None	None	None
<b>Lot Coverage (max)</b>	75%	75%	75%

Key: du = dwelling unit | ac = acre | min = minimum required | max = maximum allowed | sf = square feet | ft = feet

Sec. 4-10-74. - *Reserved.*

Sec. 4-10-75. - *Reserved.*

Sec. 4-10-76. - *Reserved.*

Sec. 4-10-77. - *Reserved.*

Sec. 4-10-78. - *Reserved.*

Sec. 4-10-79. - *Reserved.*

## **DIVISION 8. - USE TABLE**

### **Sec. 4-10-80. - Schedule of use.**

<see next page>

**Sec. 4-10-81. - *Reserved.***

**Sec. 4-10-82. - *Reserved.***

**Sec. 4-10-83. - *Reserved.***

**Sec. 4-10-84. - *Reserved.***

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Type Use	Special-Definitions/Regulations- Sec. 4-10-83	Use Regulations (Sec.)	NAICS / SIC CODE*	Agricultural District	Estate District	Residential District 1	Residential District 2	Residential District 3	MD	MF-1	MF-2	MH	O-1	O-2	NS	GR	CB	LC	HC	I-1	I-2	Plan- & Development District
<b>B - PRIMARY RESIDENTIAL USES</b>																						
One-Family <del>Housing Unit</del> Dwelling (Detached)	-1		9999	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<del>One-Family Housing Unit</del> Townhouse Dwelling (Attached)	-2		9999						P	P	P	P	P	P	P	P	P	P	P	P	P	P
<del>Two-Family Housing Unit</del> Duplex Dwelling	-3		9999						P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multiple-Family <del>Housing</del> Dwelling	-4	4-10-101	6513						P	P	P		P	P	P	P	P	P	P	P	P	P
Live/Work Dwelling		4-10-101							S	S			P		P	P	P	P				
Mixed Use Building (with or without Dwelling Unit(s))													P		P	P	P	P				
Group Living Quarters	-5		7021						P	P	P		P		P	P	P	P	P	P	P	P
			7041																			
Bed and Breakfast Inn	(5a)		7011								P					P	P	P	P	P	P	P
Hotel or Motel	-6		7011													P	P	P	P	P	P	P
Hotel or Motel With Associated Uses	-7		7011													P	P	P	P	P	P	P
Manufactured Home (Type A)	(8a)	4-10-101	9999	S		S				S			P					P	P	P	P	P
Manufactured Home (Type B)	(8b)	4-10-101	9999	S		S	S	S	S	S			P					P	P	P	P	P
Manufactured Home (Type C)	(8c)	4-10-101	9999	P	P	P	P	P	P	P	P		P	P	P			P	P	P	P	P
Industrialized Housing	(8d)	4-10-101	9999	P	P	P	P	P	P	P	P		P	P	P			P	P	P	P	P
Manufactured Home Park	-9	4-10-103	6515										P					P	P	P	P	P
Manufactured Home Subdivision	-10		9999										P					P	P	P	P	P
Recreational Vehicle Park	-11		7033															P	P	P	P	P
Tiny Home		4-10-101		P					P	P												
Tiny Home Court		4-10-101							P	P												
<b>ACCOMMODATIONS &amp; GROUP LIVING USES</b>																						
Bed and Breakfast Inn	(5a)	4-10-93	7011		S	S	S		S	S	P				P	P	P	P	P	P	P	P
Boutique Hotel			7011												P	P	P	P	P	P	P	P
Group Living Quarters	-5		7021, 7041						P	P	P		P	P	P	P	P	P	P	P	P	P
Hotel or Motel	-6		7011													P	P	P	P	P	P	P
Hotel or Motel With Associated Entertainment Uses	-7		7011																P	P	P	P
Assisted Living Facilities		4-10-92	8051-8059										P		P	P	P	P				
Recreational Vehicle Park	-11	4-10-103	7033															P	P	P	P	P
Short-Term Rental				P	P	P	P		P	P								P	P	P	P	P
Sporting & Recreational Camps			7032	S														P	P			
<b>C - ACCESSORY AND INCIDENTAL USES</b>																						
Accessory Building	(12a & 12b)	4-10-87	9999	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Unit		4-10-86	9999	P	P	P	P	P	P	P	P				P							
Carport	(12c)	4-10-95	3448	P/S	P/S	P/S	P/S	P/S	P/S	P/S	S	P/S	P/S	S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Farm Accessory Building	-13	4-10-87	9999	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Home Occupation	-14	4-10-99	9999	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Kennel (Private)		4-10-87	9999	P	S																	
Off-Street Parking Incidental to Main Use	-15		9999	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Outdoor Retail Display		4-10-105														P	P	P	P	P	P	P
Servants or Caretakers Quarters	-16		9999	P					P	P	P		P	P	P	P	P	P	P	P	P	P
Swimming Pool (Private)	-17	4-10-112	9999	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Temporary Field Office or Construction Office	-18		1500	P		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
<b>D - UTILITY AND SERVICE USES</b>																						
Electrical Substation	-19	4-10-97	4911	P	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Electrical Energy Generating Plant or Wind Generator			4911	S														S	P	P	P	P
Electrical Transmission Line			4911	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Fire Station			9224	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Gas Line and Regulating Station			4923	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Local Utility Line	-20		4939	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P

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Public Building Shop or Yard of Local, State, or Federal Agency	-21		9199	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P
Public Building, Office of Local, State, or Federal Agency	-22		9100	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P
Radio, Television or Microwave Station	-23		4832, 4833	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P
Radio or Television Transmitting Station			4832, 4833	S									P	P	P	P	P	P	P	P	P	P
Sewage Pumping Station			4952	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewage Treatment Plant			4952	S													S	S	S	P	P	P
Communication and Broadcast Towers	-24		4812	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Shops or Storage Yards or Buildings (Private)			4900	S	S											S	P	P	P	P	P	P
Water Standpipe or Elevated Water Storage			4941	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water Reservoir, Well, or Pumping Station			4941	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water Treatment Plant			4941	S													P	S	P	P	P	P
<b>E - RECREATIONAL AND ENTERTAINMENT USES</b>																						
Adult Business	(24a)	4-10-88	8999															P	P	P	P	P
Topless Establishment	(24b)	4-10-88																		P	P	P
Amusement, Commercial (Indoor)	-25	4-10-91	7900	S												P	P	P	P	P	P	P
Shooting Ranges (Indoor)	(25a)	4-10-110		S												S	S	S	S	P	P	P
Shooting Ranges (Outdoor)		4-10-110		P																P	P	P
Amusement, Commercial (Outdoor)	-26	4-10-91	7900	S													P	P	P	P	P	P
Carnival or Circus (Temporary)			7900																			
Country Club (Private)	-27		7997	P	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Dance Hall or Night Club	-28		7911													S	P	P	P	P	P	P
Day Camp For Children	-29		7999	P	S											P	P	P	P	P	P	P
Drag Strip or Commercial Racing			7948	S																P	P	P
Go-Cart Track			7999	S															S	P	P	P
Golf Course (Commercial)	-30		7992	S	S											S		P	P	P	P	P
Park or Playground (Public)	-31		7992, 7999	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Playfield or Stadium (Public)			7941, 7999	P											P	P	P	P	P	P	P	P
Riding Club	-32		7997	S	S															P	P	P
Rodeo Grounds			7999	S														S	P	P	P	P
Roller or Ice Skating Rink			7999													S	P	P	P	P	P	P
Sports Club Other Than Listed			7997	S							S		S	S		P	P	P	P	P	P	P
Swim or Tennis Club			7997	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P
Swimming Pool (Commercial)	-34		7999	S											S	P	P	P	P	P	P	P
Theater or Playhouse in Building			7832, 7922	S									S	S	P	P	P	P	P	P	P	P
Theater (Drive-In)			7833	S														P	P	P	P	P
Zoo (Private or Public)	-35		8422	S													P	S	P	P	P	P
Zoo (Public)	-36		8422	S														S				
<b>F - EDUCATIONAL AND INSTITUTIONAL USES</b>																						
Art Gallery or Museum Cultural Facility	-37		8412										P	P	P	P	P	P	P	P	P	P
Cemetery or Mausoleum			6553	S	S								S	S	S	S	S	S	S	S	S	P
Church or Rectory Religious Institution	-38		8661	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
College or University	-39		8221	P		S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Community Center (Public)	-40		8322	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Criminal Justice Halfway House	(40a)		8361																S	S	S	P
Commercial Day Care Center Facility	-41	4-10-94	8322, 8351					S	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home, Public or Denominational Day Care	-42		8322, 8351	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public or Denominational Day Care	-43		8322, 8351	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Care Facility for Children Residential Child-Care Facility	-44	4-10-94	8361	S	S	S	S	S	S	P	P	S			P	P	P	P	P			P
Group Care Facility for Children	-45		8361						S	S	S											P
Fairgrounds or Exhibition Area			7999	S												P	P	P	P	P	P	P
Fraternity, Sorority, or Membership Association	-46		8641						S	S	P		S	P	P	P	P	P	P	P	P	P

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Institution of <del>Religious</del> Charitable or Philanthropic Nature			8641	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P
Halfway House	-48		8361							P	P		P	P	P	P	P	P	P	P	P	P
Hospital	-49		8060										P	P	P	P	P	P	P	P	P	P
Library (Public)			8231	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Business	-53		8244										S	S		P	P	P	P	P	P	P
School, Commercial Trade	-54		8249													P	P	P	P	P	P	P
School, Private, Elementary, or Secondary	-55		8211	P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Public or Denominational	-56		8211	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Shelter	(56a)		8361													P	P	P	P	P	P	P
<b>G - TRANSPORTATION RELATED USES</b>																						
Airport <del>or Landing Field</del>	-57	4-10-89	4581															S	P	P	P	P
Airstrip or Landing Field		4-10-89		S	S													S	S	S	S	
Bus Station or Terminal			4173													P	P	P	P	P	P	P
Hauling or Storage Company			4214																	P	P	P
<del>Helicopter Base</del> Heliport	-58	4-10-89	4581																	P	P	P
<del>Helicopter</del> Helistop	-59	4-10-89	4581	S										S		P	P	P	P	P	P	P
Helistop, Small	-60	4-10-89	4581	S									S	S	S	P	P	P	P	P	P	P
Motor Freight Terminal			4231																	P	P	P
Railroad Freight Terminal			4013																	P	P	P
Railroad Passenger Station			4013													P	P	P	P	P	P	P
Railroad Track or Right of Way	-61		4010	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Railroad Team Track	-62		4010																	P	P	P
Railroad Yard or Roundhouse			4013																	P	P	P
Parking Lot or Structure (Commercial Auto)	-63		7521											S	S	P	P	P	P	P	P	P
Parking Lot, Truck/Truck Stop	-64		5541, 7521															P	P	P	P	P
<b>H - AUTOMOBILE SERVICE USES</b>																						
Auto Glass, Muffler, or Seat Cover Shop			7533, 7526													S	P	P	P	P	P	P
<del>Auto Laundry</del> Car Wash			7542													P	P	P	P	P	P	P
Auto Parts and Accessory Sales (Indoors)			<del>5531</del> 4413													P	P	P	P	P	P	P
Auto Parts and Accessory Sales (Outdoor Display)			<del>5531</del> 4413																	P	P	P
Automobile, Motorcycle, or Scooter Repair Garage, Painting Shop, or Body Rebuilding Shop			<del>7533</del> , 8111, 811490															P	P	P	P	P
<del>Automobile Repair Garage</del>			<del>7538</del>															P	P	P	P	P
Auto Storage or Auto Auction			4226, 5012																	P	P	P
Service Station or Auto Tune-up Shop	-65		5541, 7549													P	P	P	P	P	P	P
Limited Self-Service Gasoline or Fuel Service Station	-66		5541	S											P	P	P	P	P	P	P	P
Gasoline or Fuel Service Station																P	P	P	P	P	P	P
New or Used Automobile or Motor Vehicle Sales & Rental, In Structure			<del>5511, 5521</del> 4411, 4412													P	P	P	P	P	P	P
New or Used Automobile or Motor Vehicle Sales & Rental, Outdoor Lot			<del>5511, 5521</del> 4411, 4412															P	P	P	P	P
New or Used Heavy Machinery Sales, Rental, with Associated Storage or Repair			<del>5080</del> , 532412, 811310	S																P	P	P
<del>Motorcycle or Scooter Sales and Repair</del>			<del>5571, 7699</del>															P	P	P	P	P
Steam Cleaning of Vehicles or Machinery			7542																	P	P	P
Tire Retreading or Capping			7534																	P	P	P
<b>I - RETAIL AND RELATED SERVICE USES</b>																						
Antique Shop	-67		5932													P	P	P	P	P	P	P
Art Supply Store			5999													P	P	P	P	P	P	P
Bakery or Confectionery Shop (Retail)			5441, 5461													P	P	P	P	P	P	P



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Banks or Savings and Loan Association Credit Institutions			6020, 6030-6011-6099, 6111-6163										P	P	P	P	P	P	P	P	P	P	P
Barber or Beauty Shop			7224, 7241											S	P	P	P	P	P	P	P	P	P
Book, Video, or Stationery Shop			5942, 7841												P	P	P	P	P	P	P	P	P
Business Service Establishments			7311-7389										P		P	P	P	P	P	P	P	P	P
Camera Shop			5946												P	P	P	P	P	P	P	P	P
Catering Service			5812													P	P	P	P	P	P	P	P
Cleaning Shop or Laundry (Limited Area)	-68		7211, 7212, 7217, 7219												P	P	P	P	P	P	P	P	P
Cleaning or Laundry Self Services Shop	-69		7215												P	P	P	P	P	P	P	P	P
Corner Store		4-10-96				S	S		P	P			P		P								
Clinic, Medical or Dental			8011, 8021										P	P	P	P	P	P	P	P	P	P	P
Custom Personal Service Shop	-70		5699											S	P	P	P	P	P	P	P	P	P
Department Store or Discount Store			5331													P	P	P	P	P	P	P	P
Drug Store or Pharmacy			5932											S	P	P	P	P	P	P	P	P	P
Florist Shop			5992											S	P	P	P	P	P	P	P	P	P
Food and Beverage Sale Store			5411-5499												P	P	P	P	P	P	P	P	P
Furniture, Carpet or Appliance Store			5712, 5722													P	P	P	P	P	P	P	P
Garden Shop and Plant Sales			5261	S												P	P	P	P	P	P	P	P
Handcraft and Objects, Sales			5999												P	P	P	P	P	P	P	P	P
Hardware Store or Hobby Shop			5251, 5945													P	P	P	P	P	P	P	P
Instant Printing or Photocopy Shop	-71		3334													P	P	P	P	P	P	P	P
I - RETAIL AND RELATED SERVICE USES																							
Key Shop			7699													P	P	P	P	P	P	P	P
Animal Pound (Public or Private)			0752															S	P	P	P	P	P
Laboratory, Medical or Dental			8071, 8072										S	S		P	P	P	P	P	P	P	P
Liquor Store	-72		5921													P	P	P	P	P	P	P	P
Medical Appliances, Fitting, Sales, or Rentals			3352											S		P	P	P	P	P	P	P	P
Morgue, Mortuary, or Ambulance Service			4119, 7261											S		P	P	P	P	P	P	P	P
Offices, General Business or Professional			6500, 8700-4724, 4725, 5411-5418, 6211-6289, 6311-6399, 6411, 6512-6553, 6712-6799, 8111, 8611-8699, 8711-8748										P	P	P	P	P	P	P	P	P	P	P
Offices and Clinics, Medical or Dental			8011-8049, 8092-8099										P	P	P	P	P	P	P				P
Optical Shop or Laboratory			5995											S		P	P	P	P	P	P	P	P
Palp Reader			7299												P	P	P	P	P	P	P	P	P
Pawn Shop			5932													P	P	P	P	P	P	P	P
Personal Service Establishments			541921, 7221-7299, 7911, 7991										P		P	P	P	P	P	P			P
Pet Grooming Care Services		4-10-107	762												P	P	P	P	P	P	P	P	P
Pet Shop, Small Animals, Birds and Fish			5999													P	P	P	P	P	P	P	P
Repair Services of Appliances, T.V., Radio, and Similar Equipment			7622-7699													P	P	P	P	P	P	P	P

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Restaurant and Cafeteria (Not Drive-in Type), Eating Places (without drive-thru or drive-in service)	-73		5812 7225	S									P	S	S	P	P	P	P	P	P	P	P
Restaurant or Eating Establishment (Drive-in Service), Eating Places (with drive-thru or drive-in service)	-73		5812 7225													P	P	P	P	P	P	P	P
Mobile Food Trucks		4-10-104											P		P	P	P	P	P	P	P	P	P
Mobile Ice Cream/Frozen Dessert Vehicles		4-10-104		P	P	P	P		P	P		P	P		P	P	P	P	P	P	P	P	P
Non-Motorized Food Vending Cart		4-10-104											P		P	P	P	P	P	P	P	P	P
Retail Trade Establishments not otherwise listed			5231, 5251, 5261, 5311-5399, 5411-5499, 5611-5699, 5712-5736, 5912-5963, 5992-5999, 7699, 7841														P	P	P	P			
Retail Shop, Apparel, Gift Accessory and Similar Items			5200, 5600														P	P	P	P	P	P	P
Studio Decorator and Display of Art Objects			7280, 8412														P	P	P	P	P	P	P
Studio Health, Reducing, or Similar Service			7901										P	P			P	P	P	P	P	P	P
Studio Photographer, Artist, Music, Drama, or Dance			7211, 7911										P	P	S		P	P	P	P	P	P	P
Tattoo Shop			7200												P		P	P	P	P	P	P	P
Tavern, Lounge, or Private Club Drinking Places	-74		5813 7224														P	P	P	P	P	P	P
Tool and Light Vehicle Retail and Sales (Not Heavy Machinery)			7359, 7514														P	P	P	P	P	P	P
Travel Bureau or Consultant			4724										P	P			P	P	P	P	P	P	P
Variety Store or Other Retail Outlet Store			5331, 5339														P	P	P	P	P	P	P
<b>J - RESERVED</b>																							
<b>K - AGRICULTURAL TYPE USES</b>																							
Agricultural Supply Store				P												P		P	P	P			
Animal Clinic, or Hospital (No Outside Pens)			0742	P												S	P	P	P	P	P	P	P
Animal Feeding Lot			0211	S																		P	
Animal Pound (Public or Private)			0752																S	P	P	P	P
Farm, or Ranch, or Orchard	-76		0191, 0291	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenhouse or Plant Nursery, Retail			0181, 5261	P											P	P	P	P	P	P	P	P	P
Greenhouse or Plant Nursery, Wholesale				P														P	P	P	P	P	P
Livestock Auction	-77		5154	S																	S	P	P
Hatchery, Poultry			0254	S														S		P	P	P	P
Horse Lot (Commercial)	-78	4-10-100	0272	S	S															P	P	P	P
Horse Lot (Private)	-78	4-10-100	0272	P	P	P	P	P				P			P	P	P	P	P	P	P	P	P
Stable (Private)	-80	4-10-110	0752, 7999	P	P	P	P	P				P			P	P	P	P	P	P	P	P	P
Community Garden		4-10-114		P	P	P	P		P	P		P	P		P	P	P	P	P	P	P	P	P
Market Garden		4-10-114							P	P			P		P	P	P	P	P	P	P	P	P
Urban Farm		4-10-114							P	P					P	P	P	P	P	P	P	P	P
Kennels or Veterinary Services, (Including Animal Clinic, Hospitals (Outside Pens), with outdoor areas	-75		0742 0752, 541940, 812910	P																P	P	P	P
Veterinary Office Only (No excluding Hospitals), without outdoor areas	-81		0742- 514940, 812910	P									P	P	P	P	P	P	P	P	P	P	P
<b>L - COMMERCIAL TYPE USES</b>																							
Alcohol Production Facility		4-10-90		P																P	P	P	P
Bakery, Wholesale			5149																	P	P	P	P

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Cabinet and Upholstery Shop			5712, 5714														P	P	P	P	P	P
Cleaning, Dyeing or Laundry Plant			7211, 7212, 7213, 7216, 7217, 7218														P	P	P	P	P	P
Contractor Storage or Equipment Yard			1521, 1799																P	P	P	P
Crematory																			P	P	P	P
Event Venue		4-10-98	531120	S											S	S	P	P	P	P	P	P
Flea Market (Screened)	-82		5932																P	P	P	P
Flea Market (Unscreened)	-82		5932																			P
Laboratory Manufacturing	-83		8731										P				P	P	P	P	P	P
Laboratory, Scientific or Research			8731-8734										S	S			P	P	P	P	P	P
Light Fabrication and Assembly Processes	-84		2311-2399														P	P	P	P	P	P
Lithographic or Print Shop			2752-2759													S	P	P	P	P	P	P
Maintenance and Repair Service for Buildings			1542, 7349														P	P	P	P	P	P
Milk Depot, Dairy or Ice Cream Plant			2020, 5143														P	P	P	P	P	P
Mini-Self-Storage Warehouse Facility	-85	4-10-109	4225													P	P	P	P	P	P	P
Mobile Home Sales or Rental			5271															P	P	P	P	P
New Building Material Sales and/or Storage	-86		5031, 5211													P	P-S	P	P	P	P	P
Outdoor Storage (Screened)	-87	4-10-106	4226, 5093															P	P	P	P	P
Outdoor Storage (Unscreened)	-88		4226, 5093																			P
Paint Shop			7532																	P	P	P
Pest Control Service			7342																	P	P	P
Petroleum Products Storage and Wholesale			5171, 5172															P		P	P	P
Plumbing Shop Specialty Trade Contractors			1714 2381, 2382, 2383, 2389														P	P	P	P	P	P
Portable Building Sales			5211															P	P	P	P	P
Secondhand Merchandise Dealers or Storage (Screened)	-89		5932																	P	P	P
COMMERCIAL TYPE USES - Continued																						
Secondhand Merchandise Dealers or Storage (Unscreened)	-89		5932																			P
Sign Manufacturing Shop			3993														P	P	P	P	P	P
Storage Warehouse			4225														P	P	P	P	P	P
Taxidermist			7699														P	P	P	P	P	P
Used Building Material Sales and/or Storage (Unscreened)	-90		5093, 5211																			P
Welding or Machine Shop			3599, 7692																	P	P	P
Wholesale Office, Storage, or Sales Facilities			5000-5199														P		P	P	P	P
M - NATURAL RESOURCE STORAGE AND EXTRACTION																						
Caliche Pit and Storage Area			1422, 1459	S																S	P	P
Mining and Storage of Mining Waste			1000-1499	S																	P	P
Petroleum Collecting and Storage Facilities			1381-1389	S											S	S		S	S	P	P	P
Petroleum or Gas Well			1300-1381	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P
Topsoil Earth, Stone, Sand, or Gravel Extraction or Storage			1442 2123	S																S	P	P
Topsoil Earth or Stone Extraction or Storage			1411-1429	S																S	P	P
Topsoil Earth or Stone (Temporary)	-91		1411-1429																			P
N - SPECIAL INDUSTRIAL PROCESSES																						
Asphalt or Concrete Batching Plant			2591, 3531	Temporary Batching Plants Permitted By Resolution Of City Council In The "A" Through "I-1" Districts																		
Brick Kiln or Tile Plant			3251, 3253																		S	P
Cement or Hydrated Lime Plant			3273, 3274																		S	P
Dump or Sanitary Fill Area			4953																		S	P
Hazardous Waste Collection, Processing or Disposal	(91)		4953																		P	P
Junk or Salvage Yard	-92		5093, 7389																			P

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Recycling Collection Facility	<del>(93)</del>	4-10-108	5093														S	S	S	P	P	
Receiving Center for Recyclable Items	<del>(93a)</del>	4-10-108	5093													P	P	P	P	P	P	
Slaughter House or Meat Packing Plant			2011																	S	P	
Smelter or Refinery			2911, 3330																		P	
<b>O - GENERAL MANUFACTURING AND INDUSTRIAL USES</b>																						
Landfill (Nonputrescible Material)	<del>(94)</del>	4-10-102	4953	S																S	P	
Sanitary Landfill	<del>(95)</del>	4-10-102	4953																	S	S	
Light Manufacturing or Industrial Uses as Defined By Section 4-10-292, Performance Standards for Light Industrial Uses			Div. D																	P	P	
Heavy Manufacturing or Industrial Uses as Defined By Section 4-10-293, Performance Standards For Heavy Industrial Uses			Div. D																		P	
<b>P - ALCOHOL SALE RELATED USES</b>																						
On-Premise Primary Use Sales and Service	<del>(23a)</del>															S	P	P	P	P	P	
On-Premise Incidental Use Sales and Service by <del>Restaurant</del> <b>an Eating Place</b>	<del>(23b)</del>			S												P	P	P	P	P	P	
On-Premise Incidental Use Sales and Service by <del>Non-Restaurant a</del> <b>Business Other than an Eating Place</b>	<del>(23c)</del>			S													P	P	P	P	P	
Off-Premise Alcoholic Beverage Sales	<del>(23d)</del>														P	P	P	P	P	P	P	
<del>Temporary Sales, On or Off Premise</del>	<del>(23e)</del>			P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Q - TEMPORARY USES</b>																						
All Temporary Uses		4-10-113																				

\*The replacement of SIC Codes with NAICS Codes is ongoing. Note that uses listed in the schedule of use also will have corresponding definitions in Article IX (Module 3).