

Sec. 28-81. - Use regulations (Charts).

- (3) *Use chart organization:* The following use categories are listed in the use charts (subsection 28-81(b)):
- a. Agricultural uses.
 - b. Residential uses.
 - c. Office uses.
 - d. Personal and business service uses.
 - e. Retail uses.
 - f. Transportation and auto service uses.
 - g. Amusement and recreational service uses.
 - h. Institutional/governmental uses.
 - i. Commercial and wholesale trade uses.
 - j. Light manufacturing/industrial and construction uses.

It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate in the City of Angleton. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the use charts (subsection 28-81(b)) shall be made as follows:

- a. Initiation:
 1. A person, city department, the planning and zoning commission, or the city council may propose zoning amendments to regulate new and previously unlisted uses.
 2. A person requesting the addition of a new or unlisted use shall submit to the city manager all information necessary for the classification of the use, including but not limited to:
 - (i) The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - (ii) The type of product sold or produced under the use;
 - (iii) Whether the use has enclosed or open storage and the amount and nature of the storage;
 - (iv) Anticipated employment typically anticipated with the use;
 - (v) Transportation requirements;
 - (vi) The nature and time of occupancy and operation of the premises;
 - (vii) The off-street parking and loading requirements;
 - (viii) The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated;
 - (ix) The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; and
 - (x) Impervious surface coverage.
- b. The city manager shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts in subsection 2. above. An amendment to this chapter shall be required as prescribed by section 28-24.

- c. The planning and zoning commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted (by right or by SUP).
- d. The planning and zoning commission shall transmit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use. The city council shall approve or disapprove the recommendation of the planning and zoning commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the use charts of the zoning ordinance according to section 28-24 (i.e., following notification and public hearing, etc.).
- e. Standards for new and unlisted uses may be interpreted by the city manager as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined in subsection 2. above shall be followed for determination of the appropriate district. The decision of the city manager may be appealed according to the process outlined in subsections 2.b. through 2.d. above.

(b) *Use charts.*

{Beginning on the following page.}

Legend:

P - The land use is "Permitted" by right in the zoning district indicated.

□ - The land use is "Prohibited" in the zoning district indicated.

S - The land use "May be approved" as a specific use permit (SUP) in the zoning district indicated.

Types of Land Uses	Residential Zoning Districts											Nonresidential Zoning Districts							
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MF-R-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD	LI
<i>Agricultural Uses</i>																			
Bulk Grain and/or Feed Storage	P																		P
Farms, General (Crops)	P	P																	P
Farms, General (Livestock/Ranch)	P	P																	P
Greenhouse (Non-Retail/Hobby)	P	P	P	P	P	P	P	P	P				P						P
Hay, Grain, and/or Feed Sales	P																		P
Livestock Sales	P																		P
Orchard/Crop Propagation	P																		P
Plant Nursery (growing for commercial purposes but no retail sales on site)	P																		P
<i>Office Uses</i>																			
Armed Services Recruiting Center														P	P	P	P	P	P
Check Cashing Service														P	P	P	P	P	P
Credit Agency														P	P	P	P	P	P
Insurance Agency Offices														P	P	P	P	P	P

Types of Land Uses	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MF R-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD	LI
Medical Laboratory															S	S	S	S	P
Offices (Brokerage Services)														P	P	P	P	P	P
Offices (Health Services)														P	P	P	P	P	P
Offices (Legal Services)														P	P	P	P	P	P
Offices (Medical Clinic or Office)														P	P	P	P	P	P
Offices (Professional)														P	P	P	P	P	P
Offices (Parole-Probation)																			
Real Estate Offices														P	P	P	P	P	P
Telemarketing Agency														S	S	S	S	S	P
Bank/Credit Union														P	P	P	P	P	P
Savings and Loan														P	P	P	P	P	P
Security Monitoring Company (No Outside Storage)														P	P	P	P	P	P
<i>Personal and Business Service Uses</i>																			
Appliance Repair																P	P		P
Artist Studio														P	P	P	P	P	P
Ambulance Service (Private)																S	S		P
Automobile Driving School (including Defensive Driving)														S	P	P	P	P	P
Automatic Teller Machines (ATM's)														P	P	P	P	P	P

Types of Land Uses	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MF R-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD	LI
Barber/Beauty Shop/College (barber or cosmetology school or college)														S	S	P	P		P
Barber/Beauty Shop (non-college)														P	P	P	P	P	P
Bed and Breakfast Inn	S	S	S	S	S	S	S	S	S	S	S	S		S	P	P	P	P	
Columbariums	S															S	S	S	S
Communication Equipment Sales/Service (Installation and/or Repair - No outdoor sales or storage or towers/antenna)																P			P
Computer Sales														P	P	P	P	P	P
Credit Unions														P	P	P	P	P	P
Dance/Drama/Music Schools (Performing Arts)														P	P	P	P	P	P
Extended Stay Hotels/Motels (Residence hotels)														S	S	S	S		P
Exterminator Service (No outdoor sales or storage)																P			P
Financial Services (Advice/Invest)														P	P	P	P	P	P
Funeral Home																S	P		P
Hotel/Motel															P	P	P	S	P
Martial Arts School/Dance Studio														P	P	P	P	S	P

Types of Land Uses																			
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Laundromat (or Self-Service Washateria)														S	S	P	P	S	P
Laundry/Dry Cleaning (Drop Off/Pick Up)														P	P	P	P	P	P
Locksmith														P	P	P	P	P	P
Massage Establishment (as defined within this chapter)														S	S	S	S		P
Mini-Warehouse/Self-Storage														S	S	P	S		P
Paint Shop															S	P	P		P
Photo Studio														P	P	P	P	P	P
Photocopying/Duplicating														P	P	P	P	P	P
Sexually Oriented Business	(See Chapter 21.4 (Ordinance #2488) of the City's Code of Ordinances)																		
Shoe Repair														P	P	P	P	P	P
Studio for Radio or Television (without tower)														P	P	P	P	P	P
Tailor Shop														P	P	P	P	P	P
Tool Rental (Indoor Storage only)																P	P		P
Tool Rental (with Outdoor Storage)																S	S		P
Travel Agency														P	P	P	P	P	P
<i>Retail Uses</i>																			
All-Terrain Vehicle (go-carts) Dealer/Sales																P	P		P

Types of Land Uses	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MFR-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD	LI
Antique Shop (no outside storage)														S	S	P	P	P	P
Antique Shop (with outside storage)															S	S	S	S	S
Art Dealer/Gallery														P	P	P	P	P	P
Auto Dealer (New - Auto Servicing and Used Auto Sales as accessory uses only)																P	P		P
Auto Dealer, Used Auto Sales																P	P		P
Auto Supply Store for New and Rebuilt Parts														S	S	S	S	S	P
Bakery (Retail)														P	P	P	P	P	P
Bakery (Wholesale)																P	P		P
Bike Sales and/or Repair (Non-Motorized)														P	P	P	P	P	P
Book Store														P	P	P	P	P	P
Building Material Sales																P	P	S	P
Cabinet Shop (Manufacturing)															S	S	P		P
Cafeteria														S	P	P	P	P	P
Confectionery Store (Retail)														P	P	P	P	P	P
Consignment Shop														S	S	P	P	P	P
Convenience Store (without gas sales)														S	P	P	P	S	P

Types of Land Uses																			
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MFR-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD	LI
Department Store															P	P	P		P
Drapery Shop/Blind Shop															P	P	P		P
Florist														P	P	P	P		P
Food or Grocery Store														S	P	P	P		P
Furniture Sales (Indoor)														S	P	P	P		P
Garden Shop (Inside Only; no outside storage)														P	P	P	P		P
Gravestone/Tombstone Sales																P			P
Handicraft Shop														P	P	P	P		P
Hardware Store														S	P	P	P		P
Home Improvement Center															P	P	P		P
Itinerant Vendor/Vending	S																		S
Lawnmower Sales and/or Repair															P	P	P		P
Major Appliance Sales/Rental (Indoor)															P	P	P		P
Market (Community, Farmers)	S													S	S	S	S	S	S
Market (Public, Flea)																S			S
Motorcycle Dealer (New/Repair)															P	P	P		P
Personal Watercraft Sales (New/Repair)															P	P	P		P

Types of Land Uses																			
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MFR-14	MFR-29	MFR-36	M	C-N	C-MU	C-G	C-O/R	CBD	LI
Needlework Shop														P	P	P	P	P	P
Pet Shop/Supplies/Grooming														S	P	P	P	P	P
Pharmacy														S	P	P	P	P	P
Plant Nursery (Retail Sales/Outdoor Storage)															S	P	P		P
Produce Stand														S	S	P	P	S	P
Recycling Kiosk															S	S	P		P
Restaurant														P	P	P	P	P	P
Restaurant (Drive-In)															P	P	P		P
Retail Store (General)														S	P	P	P	P	P
Security Systems Installation Company																P	P	P	P
Studio Tattoo or Body Piercing																S			S
Temporary Outside Retail Sales/Commercial Promotion															P	P	P	P	P
Upholstery Shop (Non-Auto)																P			P
Used Merchandise/Furniture Store															S	S	S	S	P
Vacuum Cleaner Sales and Repair															P	P	P	P	P
Veterinarian (Indoor Kennels)															P	P	S	S	P
Woodworking Shop (Ornamental)															S	S	S	S	P

Types of Land Uses																				
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MFR-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD	LI	

Transportation and Automotive Uses

Auto Accessories														S		P	P			P
Auto Body Repair																P	P			P
Auto Leasing and Rental																P	P			P
Auto Glass Repair/Tinting																P	P			P
Auto Interior Shop/Upholstery																P	P			P
Auto Muffler Shop																P	P			P
Auto Paint Shop																P	P			P
Auto Parts Sales (indoors only; no repair bays)														S	S	P	P	S		P
Auto Repair (Major)																P	P			P
Auto Repair (Minor)														S		P	P	S		P
Auto Storage or Auto Auction																				P
Auto Tire Repair/Sales (Indoor)																P	P			P
Auto Wrecker Service																S	S			P
Car Wash (Self-Service; Automated)														S		P	P			P
Full-Service Car Wash (Detail Shop)														S		P	P			P

Types of Land Uses	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MF R-14	MFR-29	MFR-36	M	C-N	C-MU	C-G	C-O/R	CBD	LI
Gasoline Service Station															S	P	P	S	P
Limousine/Taxi Service																P	P		P
Public Garage/Parking Structure																P	P		P
Quick Lube/Oil Change/Minor Inspection														S	P	P	P		P
Tire Sales (Outdoors)															S	P	P		P
Truck Rental																S			P
<i>Amusement and Recreational Uses</i>																			
Amusement Devices/Arcade (Four or More Devices, Indoors only)															S				S
Amusement, Commercial (Indoors)																P	P	P	P
Amusement, Commercial (Outdoors)																S	S		P
Billiard/Pool Facility (Three or More Tables)																S	P	S	S
Bingo Facility																S			S
Bowling Center																P	P		P
Broadcast Station (with Tower)																			S
Country Club (Private)	S	S	S	S	S	S	S	S	S	S	S	S	S	S					P

Types of Land Uses																				
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MF R-14	MFR-29	MFR-36	M	C-N	C-MU	C-G	C-O/R	CBD	LI	
Rodeo grounds	S																		S	
Skating Rink															S	P	P			P
Swimming Pool (Private; Membership)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					
Swimming Pool (Public; municipal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tennis Court (Private/Lighted)	P	P	S	S	S	S	S	S	S	P	P	P	P	S	S	S				S
Tennis Court (Private/Not Lighted)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Theater, Drive-In (Outdoor)																				S
Theater (Non-Motion Picture; Live Drama)																P	P	P		P
Travel Trailers/RVs (Long-Term Stays)	S											S	S							S
Travel Trailers/RVs (Short-Term Stays)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Video Rental/Sales															P	P	P	P		P
<i>Institutional/Governmental Uses</i>																				
Airport or Landing Field																				S
Antenna (Noncommercial)	(See subsection 28-106(e))																			
Antenna (Commercial)	(See subsection 28-106(e))																			
Assisted Living Facility									S	P	P	P	S	S	S	S				

Broadcast Towers (Commercial)	(See subsection 28-106(e))																			
Cellular Communications Tower/PCS	(See subsection 28-106(e))																			
Types of Land Uses																				
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MF R-14	MFR-29	MFR-36	M	C-N	C-MU	C-G	C-O/R	CBD	LI	
Cemetery and/or Mausoleum	S															S	S			S
Child Day Care (Business)														S	S	S	S	S		S
Church/Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Civic Club														P	P	P	P	P		P
Clinic (Medical)														P	P	P	P	P		P
Community Center (Municipal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electrical Generating Plant	S															S				P
Electrical Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Electrical Transmission Line	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Emergency Care Clinic														S	P	P	P	P		P
Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Franchised Private Utility (not listed)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fraternal Organization														S	S	P	P	P		P
Gas Transmission Line (Regulating Station)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Governmental Building or Use (County, State or Federal)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P

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Water/Wastewater Treatment Plant (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
<i>Commercial and Wholesale Trade Uses</i>																				
Book Binding																P				P
Cleaning Plant (Commercial/Wholesale)																S				P
Feed and Grain Store/Farm Supply Store	S															SS				P
Furniture Manufacture																P				P
Heating and Air Conditioning Sales/Services														S		P	S			P
Heavy Machinery Repair																S				P
Heavy Machinery Sales and Storage																S				P
Kennel (Indoor Pens)	P															S				P
Kennel (Outdoor Pens)	P																			P
Livestock - Wholesale	P																			S
Manufactured Home Sales (New)																S				S
Manufactured Home Sales (Used)																				S
Motor Freight Company																P				P

Types of Land Uses	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MF R-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD	LI
Pawn Shop															S	P			
Petroleum Distribution/Storage/Wholesale Facility																S			P
Portable Building Sales																S			S
Propane Sales (Retail)																P	P		P
Taxidermist	S															P			P
Transfer Station (Refuse/Pick-up)	S															P			P
Veterinarian (Outdoor Kennels or Pens)	S															P			P
Warehouse/Office															S	P	S		P
Welding Shop															S	P	S		P
<i>Light Industrial/Manufacturing Uses</i>																			
Batch Plant - Asphalt/Concrete (Permanent)																			S
Batch Plant - Asphalt/Concrete (Temporary)																S			S
Contractor's Office/Sales, No Outside Storage including Vehicles																P		S	P
Contractor's Office/Sales, With Outside Storage including Vehicles																P			P

Types of Land Uses	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MFR-14	MFR-29	MFR-36	MH	CN	CMU	CG	CO/R	CBD	LI	
Contractor's Temporary On-Site Construction Office (only with permit)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
Electronic Assembly																P				P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair														S		P				P
Food Processing																S				P
Laboratory Equipment Manufacturing																P				P
Machine Shop																P				P
Maintenance and Repair service for Buildings														P		P	P			P
Manufacturing, General (meeting performance standards in section 28-107)																				P
Micro Brewery (on-site MFRg. and sales)																S	S			P
Micro Winery																S	S			S
Outside Storage														S		S	S			P
Paper Manufacturing and Converting/Finishing																				P
Plumbing Shop (no outside storage)																P				P
Research Lab (Nonhazardous)														S		P				P

Types of Land Uses	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MF R-14	MFR-29	MFR-36	M	C-N	C-MU	C-G	C-O/R	CBD	LI
Sand/Gravel/Stone Extraction	S																		S
Sand/Gravel/Stone Sales (Storage)																			S
Sign Manufacturing																P			P
Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)														P	P	P			P
Stone/Clay/Glass Manufacturing																			P

The following uses have customarily had compatibility issues. Staff is recommending adding new provisions/ restrictions on the following:

New Uses	Res			C-N	C-MU	C-G	C-O/R	CBD	LI
Composting Facilities						S			X
Landfill									X
Construction sales and service						S			X
Gun/ Firing Range- Indoor						S			X
Gun/ Firing Range- Outdoor						S			X
Auto wrecking or salvage yard									X
Recreational vehicle parks (M-1/R-8)						S			X
Same as Truck/Equipment rental									
ADD Grooming to Veterinarian: w/ outdoor kennels (In all Commercial Districts)						P/S			X
Auto Body Repair Consider SUP when in a neighboring or abutting residential						S			X
Park-Ride Facility					P	P			P
Utility Substation	S			S	S	S	S	S	P