

Planning and Zoning
Review of the
I – Industrial Zoning District

APPENDIX A SCHEDULE OF USES

Key:

X Designates use permitted in district

Designates use prohibited in district

S Use permitted with specific use permit

g.f.a. Gross floor area

() Numbers in parentheses represent a footnote, and all footnotes are found at the end of this schedule of uses.

(a) Residential use.

Residential Use:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Accessory building	X	X	X	X	X							None
Apartment or multifamily building					X		X		(5)			2.5/dwelling unit
Boarding (rooming) house					X							1/dwelling room
Cabins or two- four unit cabins			X	X	X		X					2/dwelling unit
Child day care home	X	X	X	X	X	X	X					2/dwelling
Condominium			X		X		X					2/dwelling unit
Group day care home	S	S	S	S	S	S						Specified by SUP
Group home	S	X	X	S	S	S						2/dwelling
Guest house or quarters	X	X	X	X	X	X						1/dwelling unit
Halfway house	S	X	X	S	S	S						1/2 occupants
Home occupation	(2)	(2)	(2)	(2)	(2)	(2)						None
Industrialized housing	X	X	X	X	X	X						2/dwelling unit
Manufactured home				X		X						2/dwelling unit
Manufactured home park						X						2/dwelling unit
Recreational vehicle						X	S	X				1/dwelling unit
Shipping containers for residential use						S						
Single-family dwelling	X	X	X	X	X		(1)	(1)		(1)		2/dwelling unit
Two-family dwelling		X	X	X	X							2/dwelling unit

Three-family dwelling			X	X	X								2/dwelling unit
Four-family dwelling			X	X	X		X						2/dwelling unit
Retirement center					X								
Specific use							S						
Swimming pool (private)	X	X	X	X	X		X						None
Tennis court (private)	X	X	X	X	X	X							None
Townhouse			X		X		X						2/dwelling unit
Trailer camp or park							X	S	X				1/dwelling unit

(b) Agriculture/ranch uses.

Agriculture/Ranch Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Farm	X											2/dwelling unit
Farmer's market								X		X		2/stall
Granary or gin										X		1/2000 site area
Orchard	X	X	X									1/employee
Produce stand							X	X	X			1/200 g.f.a.
Ranch	X											2/dwelling unit
Rodeo ground, arena										S		Specified by SUP
Stable, private	X	X	X									None
Stable, public										X		1/2 stalls

(c) Utility/solid waste uses.

Utility/Solid Waste Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Cable TV lines	X	X	X	X	X	X	X	X	X	X		None
Electric substations	S	S	S	S	S	S	S	S		X		None
Gas line (6 in. or larger)	S	S	S	S	S	S	S	S	S	X		None
Gas regulating/gate station	S	S	S	S	S	S	S	S	S	X		None
Microwave tower	S	S	S	S	S	S	S	S	S	X		None
Radio and television tower	S	S	S	S	S	S	S	S	S	X		None
Railroad freight terminal										X		1 per employee
Railroad yard										X		1 per

												employee
Recycling center								S		X		1 per employee
Refuse transfer station										S		1 per employee
Sewer lift station	X	X	X	X	X	X	X	X	X	X		None
Telephone exchange	S	X	X	S	S	X	X	X	X	X		None
Telephone poles and lines	X	X	X	X	X	X	X	X	X	X		None
Utility mains and lines	X	X	X	X	X	X	X	X	X	X		None
Wastewater treatment plant	S	S	S	S	S	S	S	S		X		2 minimum
Water pump station	X	X	X	X	X	X	X	X	X	X		None
Water storage tank	X	X	X	X	X	X	X	X	X	X		None
Water treatment plant	S	S	S	S	X	S	S	S	S	X		2 minimum
Water well	S	S	S	S	X	S	S	S	S	S		None

(d) Government and institutional uses.

Gov't and Institutional Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Art gallery	S	S	S	S	S	S	X	X	X	X		1/200 g.f.a.
Athletic field or stadium	S	S	S	S	S	S	S	X		X		1/4 seats
Auditorium or amphitheater							X	X	X	X		1/4 seats
Cemetery or mausoleum	S	S	S	S	S	S	S	S		S		None
Church or rectory	X	X	X	X	X	X	X	X	X	X		1/4 seats
College or university	S	S	S	S	S	S	X	X	S	X		1/3 students
Community center	S	X	X	S	S	X	X	X	X	X		1/200 g.f.a.
Convalescent center							S	S	S	X		1/3 beds
Drug and alcohol rehabilitation center							S (4)	S (4)	S (4)	X (4)		1/3 beds
Fire station	X	X	X	X	X	X	X	X	X	X		2/bay
Food bank							S	S	S	S		1/300 g.f.a.
Government office							X	X	X	X		1/300 g.f.a.
Hospital	S	S	S	S	S	S	S	S	S	X		1/1 bed
Library	X	X	X	X	X	X	X	X	X	X		1/300 g.f.a.
Park or playground	X	X	X	X	X	X	X	X	X	X		1/2000 site area

Police station	S	S	S	S	S	S	X	X	X	X		2 visitor spaces
Post office								X	X	X		1/400 g.f.a.
Prison or penitentiary										S		1/6 cells
Religious camp	S	S	S	S	S		S	X				1/3 beds
Sanatorium							S (4)	S (4)	S (4)	X (4)		1/3 beds
School (elementary or middle)	X	X	X	X	X	X	X	X		X		1/15 students
School (high school)	X	X	X	X	X	X	X	X		X		1/3 students
School (nursery or kindergarten)	S	S	S	S	S	S	X	X		X		1/10 children
School (trade or business)								X	X	X		1/3 students
Swimming pool (public)	S	S	S	S	S	S	S	X	S	X		10 minimum
Tennis court (public)	S	S	S	S	S	S	S	X	S	X		2/court

(e) Commercial uses.

Commercial Uses:	R-1	R-2	R-2M	R-3	R-4	M H	B-1	B-2	B-3	I	P & R	Parking
Alcohol sales (retail)								X				1/200 g.f.a. with a minimum of 4
Amusement park (outside)								X	X	X		1/500 site area
Animal shelter								X		X		1/500 g.f.a.
Antique shop							X	X	X			1/200 g.f.a.
Apparel or clothing store							X	X	X			1/200 g.f.a.
Appliance repair shop							X	X	X	X		1/400 g.f.a.
Appliance store (retail)							X	X	X			1/400 g.f.a.
Arcade							X	X	X	X		1/200 g.f.a.
Art supply store							X	X	X			1/300 g.f.a.
Athletic or fitness club							X	X	X	X		1/200 g.f.a.
Auction							X	X	X	X		1/200 g.f.a.
Audio store (retail)							X	X	X			1/200 g.f.a.
Auto inspection station							S	X		X		2/service bay

Auto paint and body shop								X		X		1/200 g.f.a.
Auto rental							S	X	X	X		1.25/rental car
Auto repair garage								X		X		3/service bay
Auto sales lot								X		X		1/1000 site area
Bakery (retail)							X	X	X	S		1/200 g.f.a.
Bank or financial institution							X	X	X			1/300 g.f.a.
Barber or beauty shop	S	S	S	S	S		X	X	X			1/chair
Beauty salon/spa (full service)	S	S	S	S	S		X	X	X	X		1/station
Bicycle sales & repair							X	X	X			1/300 g.f.a.
Boat sales								X		X		1/400 g.f.a.
Boat storage								X		X		1/1000 site area
Book store							X	X	X			1/200 g.f.a.
Bowling alley							X	X		X		6/lane
Building materials/lumber yard								X		X		1/500 g.f.a.
Bus terminal							X	X	X	X		1/300 g.f.a.
Business office							X	X	X	X		1/300 g.f.a.
Cabinet shop							S	X		X		1/400 g.f.a.
Camera store (retail)							X	X	X			1/200 g.f.a.
Carwash							S	X		X		1/wash bay
Carnival or circus							S	S		S		Specified by SUP
Carpet store (retail)							X	X	X			1/400 g.f.a.
Cemetery monument sales								X		X		1/400 g.f.a.
Child care center or facility							X	X	X	X		1/6 children
Christmas tree sales							X	X	X	X		1/1000 site area
Computer store (retail/service)							X	X	X			1/200 g.f.a.
Contractor yard (outside storage)							X	X		X		1/2000 site area
Dental clinic or office							X	X	X			1/200 g.f.a.

Department store								X	X	X			1/200 g.f.a.
Electrical sales & service								X	X	X	X		1/400 g.f.a.
Electronics store (retail)								X	X	X			1/200 g.f.a.
Employment agency								X	X	X			1/200 g.f.a.
Farm implement sales									X		X		1/400 g.f.a.
Feed store									X		X		1/400 g.f.a.
Feed store with animal sales									S		S		1/400 g.f.a.
Firewood sales									X		X		1/1000 site area
Flea market (inside)									S	S	S		1/200 g.f.a.
Flea market (outside)									S		S		1/1000 site area
Florist shop								X	X	X			1/300 g.f.a.
Fraternity/sorority lodge								X	X	X			1/200 g.f.a.
Furniture store (retail)								X	X	X			1/400 g.f.a.
Furrier								S	X	X	X		1/400
Game hall								S	S				1/100 g.f.a.
Gift or novelty shop								X	X	X	X		1/200 g.f.a.
Go-Cart track									X		X		1/go-cart
Golf course	S	S	S	S	S	S	S	S	X		X		2/green
Golf course, miniature								S	X		X		1.5/hole
Golf driving range	S									X	X		1/driving tee
Grocery store								X	X	X			1/200 g.f.a.
Gun shooting range (indoor)										S	X		1/500 g.f.a.
Gunsmith shop								X	X	X	X		1/300 g.f.a.
Hardware store								X	X	X			1/400 g.f.a.
Heating/AC sales & service								X	X	X	X		1/400 g.f.a.
Heavy equipment sales									X		X		1/1000 site area
Hobby shop								X	X	X	X		1/200 g.f.a.
Hotel or motel								S	X	X	X		1/guest room

Insurance sales office	S	S	S	S	S	S	X	X	X			1/400 g.f.a.
Jewelry store							X	X	X	X		1/200 g.f.a.
Kennel								S		X		1/400 g.f.a.
Laboratory, medical or dental							S	X	X	X		1/400 g.f.a.
Laundry or dry cleaners							X	X	X	X		1/400 g.f.a.
Lawnmower sales and service							S	X	X			1/400 g.f.a.
Leather goods shop (retail)							X	X	X	X		1/400 g.f.a.
Licensed massage therapy							X	X	S	X		
Lithographic shop							X	X	X	X		1/300 g.f.a.
Locksmith shop							X	X	X	X		1/300 g.f.a.
Meat market								X	X	X		1/300 g.f.a.
Medical clinic or office							X	X	X			1/300 g.f.a.
Mini-warehouse					S		S	X		X		1/500 g.f.a.
Manufactured home sales lot								X		X		1/1000 site area
Massage establishment								S		S		1/200 g.f.a.
Mobile food vendor							X	X	S	X		
Mortuary or funeral home							S	X	X	X		1/3 sanctuary seats
Motorcycle sales								X		X		1/200 g.f.a.
Movie theater (drive-in)								X		X		1/employee
Movie theater (indoor)							X	X	X	X		1/3 seats
Museum	S	S	S	S	S	S	S			S		
Musical instrument store							X	X	X			1/200 g.f.a.
Newspaper office							X	X	X			1/200 g.f.a.
Newsstand							X	X	X			1/200 g.f.a.
Nightclub or dance hall								X		X		1/100 g.f.a.
Office supply store							X	X	X			1/200 g.f.a.
Optical clinic or office							X	X	X			1/200 g.f.a.
Optical dispensary							X	X	X			1/200 g.f.a.

store												
Paint sales store (retail)							X	X	X			1/200 g.f.a
Pawnshop							S	X	X			1/200 g.f.a
Permanent makeup	S (7)	S (7)	S (7)	S (7)	S (7)		X (7)	X (7)	S (7)	X (7)		1/station
Pet grooming shop							X	X	X			1/200 g.f.a
Pet shop							X	X	X			1/200 g.f.a
Pharmacy or drug store							X	X	X			1/200 g.f.a
Photography studio							X	X	X			1/200 g.f.a
Picture framing shop							X	X	X			1/200 g.f.a
Plant nursery								X		X		1/400 g.f.a.
Plumbing sales and service							X	X	X	X		1/400 g.f.a.
Pool or billiard hall							S	X	X	X		1/100 g.f.a.
Portable building or shed sales lot								X		X		1/1000 site area
Print shop							X	X	X	X		1/400 g.f.a.
Private club (serving alcohol)							X	X	X	X		1/100 g.f.a.
Professional offices							X	X	X	X		1/300 g.f.a.
Racquetball court							X	X	X	X		2/court
Real estate or leasing office	(3)	(3)	(3)	(3)	(3)	(3)	X	X	X	X		1/300 g.f.a.
Recording studio							X	X	X			1/300 g.f.a.
Recreational vehicle storage								X		X		1/400 g.f.a.
Rental store							X	X	S	X		1/400 g.f.a.
Resort											X	
Restaurant or cafe (inside)							X	X	X	X		1/3 seats
Restaurant (drive-in)							X	X		X		1/100 g.f.a.
Restaurant (kiosk)							X	X	X	X		1/100 g.f.a.
Secondhand store							X	X	X	X		1/200 g.f.a.
Service station							S	X	S	X		4 minimum
Sexually oriented business										S		Specified by SUP
Shoe or boot store							X	X	X			1/200 g.f.a.

Shopping center or mall							X	X	S	X		1/200 g.f.a.
Short term rental accommodation	S	S	S	S	X		X	X	S			1/guest room
Sign shop							S	X	S	X		1/400 g.f.a.
Skating rink							X	X	S	X		1/400 g.f.a.
Smoke shop (vape shop)								S (6)		X (6)		1/400 g.f.a.
Snow cone stand							X	X	X			2 minimum
Sporting goods store							X	X	X			1/200 g.f.a.
Tack store							X	X	X	X		1/400 g.f.a.
Tailor or seamstress shop							X	X	X			1/300 g.f.a.
Tanning salon							X	X	X	S		1/200 g.f.a.
Tattoo shop (body piercing)								S (6)		X (6)		1/200 g.f.a.
Taxidermist								X		X		1/400 g.f.a.
Tire sales and repair								X		X		1/400 g.f.a.
Title and abstract office							X	X	X			1/200 g.f.a.
Tool and equipment rental								X		X		1/400 g.f.a.
Trailer sales and rental								X		X		1/1000 site area
Travel agency							X	X	X			1/300 g.f.a.
Truck rental								X		X		1/400 g.f.a.
Truck repair								X		X		1/400 g.f.a.
Truck sales								X		X		1/1000 site area
Truck wash								X		X		2/wash bay
Upholstery shop							S	X		X		1/400 g.f.a.
Veterinary clinic							X	X		X		1/300 g.f.a.
Veterinary hospital								S		S		1/300 g.f.a.
Video store							X	X	X	X		1/200 g.f.a.
Washateria (self-service)					X	X	X	X	S	X		1/wash machine

(f) Industrial uses.

Industrial Uses:	R	R	R-	R	R	M	B	B	B	I	P	Parking
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	-1	-2	2M	-3	-4	H	-1	-2	-3		& R	
Airport								S			S	Specified by SUP
Ammonia manufacturing											S	See sections 14.02.050, 14.02.104
Apparel manufacturing											X	See sections 14.02.050, 14.02.104
Appliance manufacturing											X	See sections 14.02.050, 14.02.104
Artificial limb manufacturing											X	See sections 14.02.050, 14.02.104
Asphalt batching plant											S	See sections 14.02.050, 14.02.104
Bakery, commercial								X			X	See sections 14.02.050, 14.02.104
Bleach manufacturing											S	See sections 14.02.050, 14.02.104
Bookbinding and publishing								S	S		X	See sections 14.02.050, 14.02.104
Bottling plant								S			X	See sections 14.02.050, 14.02.104
Box manufacturing											X	See sections 14.02.050, 14.02.104
Brewery											X	See sections 14.02.050, 14.02.104
Brick or tile manufacturing											X	See sections 14.02.050, 14.02.104
Canning operation											X	See sections 14.02.050, 14.02.104
Carpet manufacturing											X	See sections 14.02.050, 14.02.104
Chemical storage or manufacturing											S	See sections 14.02.050, 14.02.104
Chlorine manufacturing											S	See sections 14.02.050, 14.02.104
Cold storage plant											X	See sections 14.02.050, 14.02.104
Concrete batching plant								S			X	See sections 14.02.050, 14.02.104
Concrete product casting plant											X	See sections 14.02.050, 14.02.104
Contractor yard (outside storage)								X			X	See sections 14.02.050, 14.02.104
Creamery											X	See sections 14.02.050, 14.02.104

Creosote manufacturing										S	See sections 14.02.050, 14.02.104
Distillation plant										S	See sections 14.02.050, 14.02.104
Distribution center (large)									S	X	See sections 14.02.050, 14.02.104
Distribution center (small)							S	X		X	See sections 14.02.050, 14.02.104
Dyeing plant										X	See sections 14.02.050, 14.02.104
Electrical components manufacturing										X	See sections 14.02.050, 14.02.104
Electroplating										X	See sections 14.02.050, 14.02.104
Envelope manufacturing										X	See sections 14.02.050, 14.02.104
Explosives manufacturing										S	See sections 14.02.050, 14.02.104
Fertilizer manufacturing										S	See sections 14.02.050, 14.02.104
Fiberglass manufacturing										X	See sections 14.02.050, 14.02.104
Fireworks manufacturing										S	See sections 14.02.050, 14.02.104
Food processing										X	See sections 14.02.050, 14.02.104
Foundry										S	See sections 14.02.050, 14.02.104
Freight terminal, motor										X	See sections 14.02.050, 14.02.104
Freight terminal, railroad										X	See sections 14.02.050, 14.02.104
Furniture manufacturing										X	See sections 14.02.050, 14.02.104
Garment manufacturing										X	See sections 14.02.050, 14.02.104
Glass manufacturing										X	See sections 14.02.050, 14.02.104
Glue manufacturing										S	See sections 14.02.050, 14.02.104
Granary or gin										X	See sections 14.02.050, 14.02.104
Gypsum manufacturing										S	See sections 14.02.050, 14.02.104
Heliport or helistop									S	S	See sections 14.02.050,

Petroleum refinery or storage											S	See sections 14.02.050, 14.02.104
Pharmaceutical manufacturing											X	See sections 14.02.050, 14.02.104
Planing mill											X	See sections 14.02.050, 14.02.104
Plastic product manufacturing											S	See sections 14.02.050, 14.02.104
Pottery manufacturing											X	See sections 14.02.050, 14.02.104
Poultry processing plant											S	See sections 14.02.050, 14.02.104
Radio transmitting station								S	S	S	X	See sections 14.02.050, 14.02.104
Rendering plant											S	See sections 14.02.050, 14.02.104
Rock crushing plant											S	See sections 14.02.050, 14.02.104
Salvage yard											S	See sections 14.02.050, 14.02.104
Smelter plant											S	See sections 14.02.050, 14.02.104
Tanning plant											S	See sections 14.02.050, 14.02.104
Television transmitting station								S	S	S	X	See sections 14.02.050, 14.02.104
Temporary construction office	S	S	S	S	S	S	S	S	S	S	X	None
Textile manufacturing											X	See sections 14.02.050, 14.02.104
Tire manufacturing											S	See sections 14.02.050, 14.02.104
Tire recapping plant											S	See sections 14.02.050, 14.02.104
Vehicle conversion facility									X		X	See sections 14.02.050, 14.02.104
Warehouse									S		X	See sections 14.02.050, 14.02.104
Welding shop									S		X	See sections 14.02.050, 14.02.104

(g) Notes to schedule of uses:

(1) Allowed with mini-warehouse use only.

(2) Home occupations are permitted when in accordance with section 14.02.103. Home occupations not specifically permitted in section 14.02.103 may be permitted only with a

specific use permit.

- (3) Allowed for a period of one year or until the development is sold out, whichever is longer.
- (4) Not allowed in the confines of the Glen Rose Historic District or within 500 feet of any historical property, school, park, or day care facility.
- (5) Residential living quarters are allowed as a mixed use within the same building as the commercial use provided it represents no more than 50% of the total floor area of the development. This is ONLY intended for owner or shopkeeper's residence. No parking of recreational vehicles of any kind will be authorized. Up to two (2) personal transportation vehicles will be allowed in the existing down town parking.
- (6) Shall be prohibited within 1,000 feet of any church, public or private school, daycare, park, or residential zoning district. Said distance being measured in a straight line, without regard to intervening structures or objects, from the nearest property line where shop is operated, to the nearest property line of the premises of a church or school, daycare, park, or to the nearest boundary of an affected residential district, or residential lot.

Shop shall be prohibited within 500 feet of any historic property.

- (7) Allowed only within a beauty salon / spa (full service) providing a minimum of two (2) of the service categories listed under its definition, for a minimum total of three (3) services.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; Ordinance 301 adopted 9/8/98; Ordinance 333 adopted 6/13/00; Ordinance 240-Museum adopted 10/14/03; Ordinance 240- B-1 Specific Use adopted 10/14/03; Ordinance 530 adopted 3/10/14; 2007 Code, ch 155, app. A; Ordinance 544 adopted 2/5/15; Ordinance 547 adopted 3/9/15; Ordinance 567, sec 2, adopted 10/12/15; Ordinance 568, sec 2, 3, adopted 10/12/15; Ordinance 17.05.08 adopted 5/8/17; Ordinance 18.10.08A, sec 2, adopted 10/8/18; Ordinance 2020.01.13A, secs. 10–11, adopted 1/13/20; Ordinance 2020.02.10A, secs. 3–4, adopted 2/10/20; Ordinance 2021.02.08A adopted 2/8/21)

HISTORY

Amended by Ord. [2021.05.11A](#) on 5/11/2021

Amended by Ord. [2021.05.25C](#) on 5/25/2021

Amended by Ord. [2021.06.08D](#) on 6/8/2021

Amended by Ord. [2021.08.10D](#) on 8/10/2021