

Zoning Ordinance Land Use Amendments

ZC 2026-04

1. Removed all listed drive through uses found in the land use chart on Section 5.1 to create a consolidated Drive-Through Service section within Article 7 of the Zoning Ordinance:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed Use		
	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH		SBO
1. Financial Institution (with drive-thru)								S	S	P						1 per 400-sq-ft (L)
19. Restaurant with Drive-in or Drive-through Service									S*	S*						1 per 150-sq-ft (L)

Section 7.12 Drive-Through Service Provisions:

A. General Provisions:

- a. Establishments are only permitted to operate with drive-through services before the date of this ordinance. For drive-through services after the date of this ordinance, a Special Use Permit (SUP) must be obtained from the City of Wylie.
- b. The minimum stacking space for the first vehicle stop for a commercial drive-through shall be a minimum of 100-feet, and a minimum of 40-feet thereafter, for any other stops.
- c. Drive through and stacking area shall not be located adjacent to residential uses.
- d. The General Provision regarding Alcohol Provisions listed in Section 7.10 shall apply.

2. Added new unlisted uses to the Zoning Ordinance (Event Center, Drone Delivery Station, Data Center):

Event Center:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed Use		
E. Recreational Entertainment & Amusement	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO	
12. Event Center									S	S			P*		P*	1 Per 100 sq ft (L)

12. Event Center

- a. Definition: Event center means a building or part of a building used for hosting gatherings or reception-type events. These types of uses include, but are not limited to birthday parties, weddings, baby showers, and commercial gatherings.
- b. Additional Provisions:
 - (1) The event center shall provide security at every event where alcoholic beverages are provided or served.
 - (2) Event centers shall not be located within 500’ of the property line of a residentially zoned property.
 - (3) A Special Use Permit shall be required within the Community Retail and Commercial Corridor Zoning districts.

Drone Delivery Station:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed Use		
E. Utility, Transportation and Public Service	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO	
19. Drone Delivery Station									S	S			P*	P*		Per approved SUP (L)

19. Drone Delivery Station

- a. Definition: Drone delivery station means an area that is designated as a local home base for the storage and operation of drone delivery services.
- b. Additional Provisions:

- (1) Drone delivery stations shall not be located within 150' of the property line of a residentially zoned property.
- (2) A Special Use Permit shall be required within the Community Retail and Commercial Corridor Zoning districts.

Data Center:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed Use		
H. Industrial and Manufacturing	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO	
8. Data Center										S		P*	P*			Per approved SUP (L)

8. Data Center

- a. Definition: Data Center means a facility that houses computing, networking, and storage equipment used to store, process, manage, and transmit data, including high-performance computing systems and infrastructure supporting artificial intelligence (AI), machine learning, cloud computing, and other advanced digital services.
- b. Additional Provisions:
 - (1) A Special Use Permit shall be required within the Commercial Corridor Zoning districts.
 - (2) A Special Use Permit shall be required for facilities which have a cumulative building area at or over 25,000 square feet.
 - (3) Developments with a cumulative building area over 25,000 square feet shall provide a utility study demonstrating compatibility with existing city and franchisee infrastructure.
 - (4) The following requirements shall be met for Data Centers with Special Use Permits:
 - (a) Developments shall be required to provide a will service letter from the water provider.
 - (b) Developments shall be on a closed water loop system.

3. Removed uncommon uses from the Zoning Ordinance:

Permitted uses	Residential Districts							Non-Residential Districts							Parking
	Low Density		High Density					Commercial				Industrial		Mixed Use	
	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO

5. Mining	S																	Per approved SUP
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5. Mining

~~Definition: Mining means the extraction, removal, or stockpiling of earth materials, including soil, sand, gravel, or other materials found in the earth. The excavation of earth materials for ponds or lakes, including excavations for fish farming ponds and recreational lakes are considered mining unless otherwise expressly authorized by another provision of this ordinance. The following are not considered mining:~~

~~Excavation, removal, or stockpiling of earth materials incidental to construction approved by a final plat, building permit, or for governmental or utility construction projects.~~

~~b. Additional Provisions:-~~

- ~~(1) A master plan and site plan, operation plans, and a restoration plan shall be provided with the Special Use Permit application.~~
- ~~(2) A Special Use Permit shall not be granted unless required state review and approval has been obtained.~~

4. Revised existing uses from the Zoning Ordinance:

Home Occupation:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed Use		
	AG/30	SF-ED	SF 20/26	SF 10/24	TH	M F	M H	NS	CR	CC	BG	LI	HI	DT H	SB O	
9. Home Occupation	P*	P*	P*	P*	P*											None

9. Home Occupation.

- a. Definition: Home occupation means an occupation that is incidental to the primary use of the premises as a residence and conducted on the residential premises by a resident of the premises.
- b. Additional Provisions: **In order to maintain compatibility with the residential use of the property where the business is located, additional provisions are;**

All permitted districts:

- (1) **A home-based business that sells alcohol, is a sober living home, or is a Sexually Oriented Business, requires a Special Use Permit.**
- (2) On-premise advertisements, signs or displays are prohibited.
- (3) The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either

by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.

- (4) Pedestrian and vehicular traffic will be limited to that normally associated with residential districts.
- (5) There shall be no outdoor storage of materials or equipment. There shall be no visible merchandise visible from outside the dwelling.
- (6) There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.
- (7) A property owner may seek a variance to this ordinance in accordance with Article 8, Section 8.4 to the Zoning Board of Adjustment.
- (8) As defined by the Human Resource Code, Chapter 42 an "In-home Day Care" or a "Family home" that is certified, listed or registered with the State of Texas is exempt from this Ordinance, and governed by the rules and regulations of the State of Texas.

Sexually Oriented Business:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed Use		
	AG/30	SF-ED	SF 20/26	SF 10/24	TH	M F	M H	NS	CR	CC	BG	LI	HI	DT H		SB O
9. Sexually Oriented Business												S	S			1 Per 150 sq ft (L)

9. Sexually-Oriented Business

Definition: An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, or nude model studio.

Additional Provisions:

- (1) A Special Use Permit shall be required within the Light Industrial and Heavy Industrial zoning districts.
- (2) This use shall meet all requirements of the Chapter 26 “Businesses” of the City of Wylie Code of Ordinances, and Article IV Sexually Oriented Businesses.