



ZONING ORDINANCE

Permitted Uses	Residential Districts							Non-Residential Districts								Parking
	Low Density		High Density					Commercial				Industrial		Mixed-Use		
F. Retail, Personal Service & Commercial Cont.	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	L I	H I	DT H	SB O	
20. Restaurant with Drive-in or Drive-through Service									P*	P*		P*				1 per 150 sq ft (L)
21. Restaurant without Drive-in or Drive-through Service								P*	P*	P*	P*	P*	P*	P*	P*	1 per 100 sq ft (L)
23. Truck, Machinery & Heavy Equipment Sales, Service or Repair												S	P			1 per 600 sq ft of main structure (L)
24. Vehicle Display, Sales or Service										P		P				1 per 500 sq ft (L)
25. Beer & Wine Package Sales								P*	P*	P*		P*	P*	P*	P*	1 per 250 sq ft (L)
26. Antique Shop (Inside Sales)								S	P*	P*				P*	P*	1 per 250 sq ft (L)
27. Secondhand Goods								S		P*						1 per 250 sq ft (L)
28. Permanent Cosmetic Establishment								P*	P*	P*				P*	P*	1 per 250 sq ft (L)
<u>29. Food Truck Park / Farmer's Market</u>									<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>Per approved site plan</u>

P=Permitted P*=Permitted with additional requirements when located in this district.
 S=Special Use Permit T=Temporary Use Permit (L)=Loading spaces are required



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Permitted Uses	Residential Districts							Non-Residential Districts								Parking
	Low Density		High Density					Commercial				Industrial		Mixed-Use		
J. Accessory Uses	AG/ 30	SF- ED	SF- 20/ 26	SF- 10/ 24	TH	MF	MH	NS	CR	CC	BG	L I	H I	DTH	SBO	
1. Accessory Agricultural Buildings	P*	S														None
2. Accessory Community Center (Private)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*			1 per 300 sq ft
3. Accessory Game Court (Private)	P*	P*	P*	P*	P*	P*	P*	P*	P*	S		P*	P*			None / Per approved site plan
4. Accessory Outside Display of Merchandise								P*	P*	P*		P*		P*	P*	None
5. Accessory Outside Sales			<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>		P*	P*	<u>P*</u>	<u>P*</u>		<u>P*</u>	<u>P*</u>	1 per 500 sq ft
6. Accessory Outside Storage									S			P*	P*			None
7. Amaetuer Communication Tower	P*	P*	S	S	S	P*	P*	P*	P*	P*		P*	P*			None
8. Caretakers Quarters/ Domestic or Security Unit	S					P	P	P	P	P		P	P	P	P	1 per 1000 sq ft
9. Home Occupation	P*	P*	P*	P*	P*	P*									P*	None
10. Private Stable	P*	P*														None
11. Swimming Pool (Private)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	S	S	None

29. Food Truck Park / Farmers Market

a. Definition: A park or market of a permanent nature allowing for mobile food units, cart food vendors, and for the sale of locally sourced foodstuffs and arts and craft products. Additional uses, such as entertainment or amusement, may be allowed only when included in Special Use Permit development conditions.

b. Additional Provisions:

- (1) All access/egress points, food truck and vendor stalls, and fire lanes (if necessary) shall be located on an impervious concrete surface. Drive aisles, on-site parking, and pedestrian walkways shall be located on an impervious concrete surface or a durable semi-impervious surface approved by the City Engineer.
- (2) As a permanent use, with or without permanent structures, the site shall provide water and electric utilities consistent with a commercial use.
- (3) If a Food Truck Parks/Farmers Market is located within 500 feet of a residential or mixed-use district, the hours of operation shall be made a part of the SUP.
- (4) Applicable food and sales tax permits shall be required for all vendors.
- (5) Sale of alcohol shall abide by the same regulations as restaurants or beer/wine sales establishments as appropriate.
- (6) At least one permanent enclosed restroom shall be provided within 500 feet of any market stall or food vendor. An alternative restroom provider may be included if, as part of the SUP:
 - A. The lot containing the use is less than one acre or has another limiting factor for the installation of permanent bathrooms, and;
 - B. Permanent bathrooms, open to the public, are located within 500 feet of all market stalls and food vendors.
- (7) Each mobile food unit and/or vendor stall must provide a trash receptacle that is accessible to customers.
- (8) All mobile food units and vendors shall provide fire prevention tools as required by the City of Wylie Fire department.
- (9) All mobile food units and vendors must provide a food or health permit as required at the time of operation.

Article 5.J Accessory Sales

Currently allowed in CR and CC

5. Accessory Outside Sales

a. Definition: Accessory outside sales means the area of an existing site for the generally permanent outside sale of food or merchandise. Accessory uses may include, but not be limited to, year-round rotated seasonal merchandise and food truck and cart vendors.

b. Additional Provisions: Accessory outside sales shall meet the following standards:

(1) Accessory outside sales are permitted only in areas designated on the site plan filed with the City. The City Planner shall have the authority to approve or disapprove the addition of Accessory Outside Sales exhibits when presented as an amendment to an approved site plan of the primary use. The City Planner may waive this authority and require consideration of the amendment by the Planning and Zoning Commission.

(2) In residential districts this use shall only be allowed on property owned and maintained by the subdivision's Homeowners Association (HOA). Operation of the use shall be specified in the HOA's Covenants, Conditions, and Restrictions (CCRs).

(3) Outdoor sales areas may not exceed five percent of the adjacent building floor area. (Building area is defined as the entirely enclosed portion of the primary use structure building.) or 50% of the common lot area in a residential district.

(4) Accessory outside sales shall have required parking based on the accessory use and the square footage of the entirety of the use, including such areas as seating and queuing, as determined by a rectangle that encompasses said area.

(5) Outdoor sales may occupy up to thirty percent of a covered sidewalk that is located within twenty feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a five foot passable distance shall be maintained. Outside sales and displays shall only occupy the sidewalk during normal business hours.

(6) Any outside sales areas not located on a covered sidewalk must be located, in its entirety, on an improved concrete surface within 100 feet of the primary structure with safe pedestrian route(s) to the primary structure.

(7) Any outside sales located within 25 feet of the property line, and not on a sidewalk, shall be screened shall be screened from view of adjacent roadways, public areas, and adjacent properties. Such screening shall must:

(a) Be a minimum of eight feet high or one foot taller than any and all the, merchandise, materials being displayed, or vendor vehicles, whichever is greater.

(b) Include a minimum of twenty percent solid screening matching the material of the primary building.

(c) The remainder may be solid evergreen planting, or wrought iron, or dark vinylcoated chain link or similar materials.

~~(5) Any outside sales areas not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure.~~

~~(86) No outdoor sales may be located in any portion of a parking lot required by all other existing on-site uses.~~

Article 5.K.3 Seasonal Sales Stand

Currently allowed in AG, CR, CC, DTH, SBO

3. ~~Seasonal Sales Stand~~ Seasonal Farmers Market / Food Truck Park

a. Definition: ~~Seasonal sales stand means a~~ A site or facility for the sale of agricultural products ~~or prepared foods~~ that are seasonal or temporary in nature.

b. Additional Provisions:

(1) No product, food cart, truck, or stall may be placed for sale or display and no structures ~~used for a temporary seasonal sales stand~~ closer than 5010 feet to the public right-of-way or sidewalk, whichever is greater. EXCEPTION: The placement distance may be reduced adjacent to rights-of-way with no more than two total lanes of motorized vehicle traffic and a speed limit of 30 miles per hour or less

(2) No temporary site or facility ~~temporary seasonal sales stand may~~ shall be larger than one acre nor have more than 50% of the total area of the property occupied by vendor stalls, carts, or trucks. 3,500 square feet of floor area.

(3) Upon completion of the temporary use, the site shall be restored ~~cleaned~~, all evidence of its use removed.

(4) Off-street parking requirements for this use may be satisfied by using existing parking spaces ~~for other uses~~ located within 500 feet of the use (not the property line) ~~Seasonal Sales Stand~~, or by providing temporary parking spaces that do not strictly comply with the City's off-street parking construction requirements. The operator of this use shall demonstrate to the satisfaction of the Building Official that temporary off-street parking space:

(a) Adequately accommodate the parking needs of the use; ~~and~~

(b) Will not adversely affect surrounding uses; ~~And~~

(c) Is used with written permission of the property owner, manager, or duly appointed representative.

SECTION 5.5 TEMPORARY USES

A. Purpose

Temporary uses shall include short-term or seasonal uses that would not be appropriate on a permanent basis. Temporary uses ~~operating for less than 90 days within a one-year time period~~ shall obtain a Temporary Use Permit from the Building Official. Temporary Use Permits outline conditions of operations to protect the public health, safety, and welfare. TUPs may be approved for up to a maximum of 90 consecutive days, unless otherwise limited by additional provisions as listed in the Land Use charts or in Section 5.5.B, below

B. Temporary Use Defined

~~Temporary uses shall include short-term or seasonal uses that would not be appropriate on a permanent basis.~~ Temporary uses are identified in Section 5.1 Land Use Charts and 5.2 Listed Uses. In addition, the following uses and activities shall be considered temporary uses:

1. Fundraising Activities by Not-for-Profit Agencies. Fundraising or noncommercial events for nonprofit educational, community service or religious organizations where the public is invited to participate in the activities and which last longer than 48 hours, but less than 14 days.
2. Special and Seasonal Sales Events. Significant commercial activities lasting not longer than 930 days intended to sell, lease, rent or promote specific merchandise, services or product lines, including but not limited to warehouse sales, tent sales, trade shows, flea markets, ~~farmer's markets, Christmas tree lot sales,~~ product demonstrations or parking lot sales of ~~food,~~ art work or other goods.
3. Entertainment or Amusement Events. Short-term cultural and entertainment events including public or private events lasting not longer than 3090 days intended primarily for entertainment or amusement, such as concerts, plays or other theatrical productions, circuses, fairs, carnivals or festivals.