

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
RESIDENTIAL																				
Child Care Family Home, Listed	P	P	P	P	P	P	P													
Child Care Family Home, Registered	S	S	S	S	S	S	S													
Dwelling, Caretaker Unit												P	P							
Dwelling, Duplex				S	P	P	P													
Dwelling, Live/Work Unit								P		P	P					P	P		P	P
Dwelling, Multi-Family						P	P													
Dwelling, Single Family	P	P	P	P	P														P	P
Dwelling, Single Family with Secondary Dwelling	S	S	S	S	S														S	
Dwelling, Townhouse					P	P	P										P			
Dwelling Units, Single-Family or Multi-Family Residential 2 nd floor and above								P		P	P					P		<u>S</u>		<u>S</u>
Manufactured Home				S		S	S													
Industrialized Home	P	P	P	P	P	P	P													
Group Residential, Assisted Living Facility (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Continuing Care Facility (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Disabled Group Dwelling (Must comply with Sec. 3.14.11)	P	P	P	P	P	P	P	P	P	P	P									
Group Residential, Emergency Shelter (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Halfway House (See Sec. 3.14.11)												S	S							
Group Residential, Homeless Shelter (See Sec. 3.14.11)									S		S	S	S							
Group Residential, Nursing Home (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
PUBLIC AND SEMI-PUBLIC																				
Cemeteries	S	S	S	S	S	S	S							S	S					
Clubs and Lodges								S	P	S	P	S		P		P	P	P		<u>P</u>
Colleges, Public or Private								S	P	P	P	P		P		P	P	S		
Cultural Institutions	S	S	S	S	S	S	S	P	P	P	P	P		P		<u>P</u>	P	P	S	P
Day Care						S	S	P	P	P	P			p		<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Educational Research and Development									P	P	P	P		P		P		S		
Event Venue									P		P					S			S	P
Government Offices and Facilities, large scale									P	P	P	P		P	S					
Government Offices and Facilities, small scale								P	P	P	P	P		P	S	P		P		
Hospitals, may have heliport								S	P	P	P	<u>P</u>		P						
Parks and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Maintenance Facilities (See Sec. 3.14.5)									S			P	P	S						
Public Safety Facilities	S	S	S	S	S	S	S	P	P	P	P	P	P	P		P	P	P	P	P
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Schools, Public or Private	S	S	S	S	S	S	S	P	P	P	P			P		P	P	S	P	P
COMMERCIAL																				
Alcoholic Beverage Sales, On-Premise Consumption (Must comply with LC Ordinance Ch. 10 and TABC)								S	S	S	S					S		S		S
Alcoholic Beverage Sales, Off-Premise Consumption (Must comply with LC Ordinance Ch. 10 and TABC)									P		P					S				S
Ambulance Services									P	P	P	P	P	P						
Amusement Parks, Carnivals, and Other Similar Uses									S			S	S							
Animal Sales and Services, no outdoor kennels or outdoor storage								S	P		<u>SP</u>					P	P	<u>P</u>	S	S
Animal Sales and Services with outdoor kennels, areas, and runs									S		S	S						S		
Automobile/Vehicle/Equipment Sales and Rental Incidental parts, sales, servicing, and repair facilities shall be located within a completely enclosed building. Used vehicle sales permitted as accessory use only.									P		S							S		
Automobile Rentals								P	P	P	P	P	P					S		
Car Wash								<u>S</u>	<u>SP</u>	<u>S</u>	<u>SP</u>	P						S		
Vehicle Fueling Stations								S	S		S	P						S		
Light Vehicle Service								S	P		S	P						S		
Auto Repair and Other Heavy Vehicle Service									S			P	P							

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Banks and Other Financial Institutions (with drive-through See Section 3.14.2)								P	P	P	P	<u>P</u>				<u>P</u>	<u>P</u>	P		<u>SP</u>
Bed and Breakfast Establishment	S	S				P	P	P	P		P					P	P		P	P
Building Materials Sales and Services (See Sec. 3.14.4)									P		P	P	P					P		P
Business Services								P	P	P	P	P				P	P	P		P
Catering Business								<u>SP</u>	P	P	P	P	P			P	P	P		<u>P</u>
Convention Center									P	P	P			P						
Eating and Drinking Establishments, Full Service								P	P	<u>SP</u>	P			P	P	P		<u>P</u>		<u>P</u>
Eating and Drinking Establishments, Limited Service								P	P	<u>SP</u>	P			P	P	P		P		<u>P</u>
Eating and Drinking Establishments, with Drive-Through Facility (See Sec. 3.14.2)								S	P	S	P					S		P		<u>S</u>
Eating and Drinking Establishments, with Live Entertainment (Must comply with LC Ordinances Ch.42, Art.2)								S	P	S	P					P		P		<u>P</u>
Eating and Drinking Establishments, with Outdoor Seating								<u>SP</u>	P	S	P			P	P	P		P		<u>P</u>
Eating and Drinking Establishments, with Outdoor Seating - as accessory use														P	P			P		
Eating and Drinking Establishments, less than 3000 sq. ft. including all seating areas. May have Live Entertainment																		P	S	P
Food and Beverage Sales				S	S	S	S	P	P	<u>P</u>	P	P	P	P		P		P		
Food and Beverage Sales less than 20,000 sq. ft.																			S	P
Food Truck Park								S	S	S	S	S				S	S	S		S
Home Improvement Sales and Services (See Sec. 3.14.4)								S	P		P	P						P		
Hotel (See Sec.3.14.7)									P	S	<u>SP</u>					P		S		
Laboratory, Commercial								<u>SP</u>	P	P	P	P	P	P		<u>P</u>		P		<u>P</u>
Live/Work Unit								P		P	P					P	P		P	P
Maintenance and Repair Services								P	P	P	P	P	P					P		
Massage Establishments and Massage Services								P	P	P	P			P		<u>SP</u>		P		<u>P</u>
Micro-brewery, Micro-distillery, and Micro-winery									P		P	P				P	<u>S</u>	<u>P</u>		P
Nurseries and Garden Supply Stores (See Sec. 3.14.4)								P	P		P	P				<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>
Offices								P	P	P	P	P	P	P		P	P	P	S	P

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Parking Facilities								S	P	P	P	<u>P</u>		P		P	P	P	<u>S</u>	<u>P</u>
Pawn shops (Must comply with Texas Pawn-shop Act Texas Finance Code, Title 4, Chapter 371).									P		S							P		
Personal Instructional Services								P	P	<u>P</u>	P					P	P	P	S	P
Personal Services								P	P	<u>SP</u>	P					P	P	P		P
Recreation and Entertainment, Large-scale, Outdoor	S	S	S	S	S	S	S	S	P	S	S	S	S	P	P					
Recreation and Entertainment, Small-scale, Indoor	S	S	S	S	S	S	S	S	P	S	P	S	S			P		P		
Recreational Vehicle Park (See Sec. 3.14.6)									S											
Retail Sales (See Sec. 3.14.4)								P	P	<u>P</u>	P	P				P	P	P	S	P
Self-Storage (See Sec. 3.14.5)									S		S	P	P							
Sexually Oriented Businesses (Must comply with LC Code of Ordinances Ch. 26, Art. III)												P	P							
Tattoo Parlor/Body Piercing Studio												S	S							
Temporary Sales and Uses (Must comply with Sec. 3.14.15)													P	P	P	P		P	S	P
Temporary Sales																				
Undertaking, Funeral and Interment Services								S	P		P			P				P		
INDUSTRIAL																				
Contractor's Storage (See Sec. 3.14.5)												P	P							
Nursery and Landscaping Materials, Wholesale (Must comply with Sec. 3.14.12)									<u>S</u>			P	P							
Production Industry, Artisan (See Sec. 3.14.4)								S	P	S	<u>SP</u>	P				P	P	S	S	P
Production Industry, General (See Sec. 3.14.4)												S	P							
Production Industry, Limited (See Sec. 3.14.4)									<u>SP</u>		S	P	P							
Recycling Collection												P	P							
Research and Development									<u>SP</u>	<u>SP</u>	<u>SP</u>	P	P	P						
Warehousing and Indoor Storage (See Sec. 3.14.5)									P	S	S	P	P							
Warehousing and Outdoor Storage (See Sec. 3.14.5)									<u>S</u>			P	P							

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Wholesaling and Distribution, Store Facilities (See Sec. 3.14.5)									P		P	P	S							
Wholesaling and Distribution, Non-Store Facilities (See Sec. 3.14.5)									P	S	S	P	P							
USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Wrecking, Junk, or Salvage Yard (auto, steel, building materials) and Towing												S	S							
COMMUNICATION, TRANSPORTATION, AND UTILITIES																				
Communications Facilities									P	P	P	P	S					P		
Communication Towers and Structures (Must comply with LC Ordinances Ch. 31)								S	S	S	S	S	S	S	S					
Marinas and Docks	P	P	P	P	P	P	P	P			P				P					
Marinas, Private	S	S	S	S	S	P	P	P	P		P				P					
Marinas, Public								P	P		P			P	P					
Airports and Heliports												S	S	S						
Freight/Truck Terminal and Warehouse												P	P							
Transportation Passenger Terminals								S	P	P	P	P		P				P		
Truck Weight Stations												S	P							
Utility, Private												S	P	S	S					
Utility, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
AGRICULTURE AND EXTRACTIVE																				
Crop and Animal Raising (Must comply with LC Code of Ordinances Ch. 18)	P													S	P					
Excavation and Mining (See. LC code of Ordinances Ch. 98.)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Plant Nursery												P	P		P					
PIPELINES, OIL AND GAS																				
Oil and Gas Well Drilling (See Sec. 3.14.8 and Ch. 42, Art. 3)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	PS	SP	SP	SP	SP	P	P
Pipelines (See Sec. 3.14.9)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	PS	PS	PS	PS	P	P
Pump Stations (See Sec. 3.14.10)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	PS	PS	PS	PS	P	P

CHAPTER 125: Article 3. Zoning Regulations

Sec. 3.12 HCD Historic Overlay District

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3.12.7 Zoning. Except as noted in this Section, the underlying base zoning district shall apply to property within the Historic Overlay District. In case of a conflict between this section and the provisions of the base zoning district or with any other regulations, the Historic District Overlay regulations shall prevail.

Use Regulations

CLASSIFICATION	Residential	Commercial
Residential		
Single-Family Dwelling	P	
Single-Family with Secondary dwelling	S	
Attached Single-Family Dwelling	P	
Public and Semi-Public		
Parks and Recreation	P	P
Public Safety Facilities	P	P
Religious Assembly	P	P
Schools, public and private	P	P
Commercial		
Alcoholic Beverage Sales—on premise consumption		S
Alcoholic Beverage Sales—off premise consumption		S
Animal Sales and Service	S	S
Artisan	S	P
Banks and other financial institutions—no drive thru		P
Banks and other financial institutions—with drive thru		S
Bed and Breakfast	P	P
Catering Business		P
Clubs and Lodges		P
Cultural Institutions	S	P
Day Care	S	S
Eating and Drinking Est—may include Live Entertainment (less than 3000 sq. ft. including all seating areas)	S	P
Event Venue	S	P
Micro-Brewery, Micro-Distillery and Micro-Winery with Live Entertainment		P
Food and Beverage Sales less than 20,000 square feet	S	P
Live/Work Units	P	P
Offices	S	P
Personal Instructional Services	S	P
Personal Services	S	P

Last Updated: July 9, 2024

Retail Sales	\$	P
Temporary Sales	\$	P