

§ 4.1203 DISTRICT USE TABLE.

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																							PD/CUP Special Districts	Supplemental Standards						
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX			BU-CX	BU-SH	BU-IX	BU-CIV		
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Household Living	One-family detached dwelling	P	P		P	P	P	P*														P	P	P							4.200 lots not > 10,000 sq. ft.	
	One-family detached dwelling with secondary dwelling unit																															
	Two-family detached																															
	Duplex/two-family attached dwelling																															
	One-family attached (townhouse, rowhouse)	P	P	P	P	P	P	P						P*				P				P	P*	P	P	P					CBRC guidelines-Res. not permitted in 60+ dnl Max. of 4 units in a lot	
	Multifamily dwelling apartment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
	Multifamily dwelling (up to 8 units)																									P	P	P	P	P		
	Multifamily dwelling (9+ units)																										P	P	P	P		
	One dwelling unit when part of a business or civic use; security residence	P	P	P	P	P	P	P											P	P	P	P	P				P	P	P	P		5.404
	Community home	P*	P*	P*	P*	P*	P*	P*																								5.110
	Group home I	P*	P*	P*	P*	P*	P*	P*																								5.115
	Group home II	P*	P*	P*	P*	P*	P*	P*																								5.115
Halfway house																																
Shelter																																

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PUBLIC AND CIVIC USES																															
Education	College or university	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P											
	Day care center (child or adult)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		CUP*	CUP*	P	P	P	P		5.111	
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
	School, elementary or secondary (public)																							P	P	P		P	P		
	School, elementary or secondary (private)																									P		P	P		
	Business college or commercial school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P					P	P	P			
Government	Animal shelter																														
	Correctional facility																														
	Government maintenance facility									P	P	P	P	P	P	P															
	Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P			P	P	P	P	P		
	Governmental vehicle storage/junkyard																														
	Museum, library or fine art center	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P				P	P						P	P	P	P	
	Probation or parole office		P*	P*				P*	P*																		P*	P*			

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Health Care Facilities	Ambulance dispatch station	P	P	P	P	P	P	P																	P		P	P		
	Assisted living facility	P	P	P	P	P	P	P											P	P	P				P					
	Blood bank	P	P	P	P	P	P	P											P	P	P				P	P	P			
	Care facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P				P	P	P			
	Health services facility, including doctor's office or medical clinic	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P					P	P	P			
	Hospice	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P					P	P	P		
	Hospital	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P							P	P	
	Massage therapy and spa	P	P	P	P	P	P	P	P										P	P	P	P	P			P	P	P		
Nursing home (with full medical services)	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P				P	P	P			
Recreation	Center, community recreation or welfare	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P					P	P	P		
	Center, community recreation or welfare, private or non-profit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P					P	P	P		
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
	Country club (public)									P	P	P	P	P	P	P														
	Golf course	P	P	P	P	P	P			P	P	P	P	P	P	P														
	Golf driving range		P					P	P	P	P	P	P	P	P	P														
	Park or playground (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious	Place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship auxiliary use	CUP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P				P	P	P	P	P	

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Utilities	Electric power substation	CUP	P	CUP	CUP	CUP	P	P																									
	Gas lift compressor stations	P*	P*	P*	P*	P*	P*	P*																									
	Gas line compressor stations	CUP*	CUP*	CUP*	CUP*	CUP*	CUP*	CUP*																					CUP*				
	Power plant or central station light																											CUP*					
	Stealth telecommunications towers	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P												SE*	SE*	SE*	SE*	SE*	
	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P*		P*	P*								P*	P*	P*	P*	P*	
	Telecommunications tower	SE*	SE*	SE*	SE*	SE*	SE*	P*										P*		P*	P*								SE*	SE*	SE*	SE*	SE*
	Utility transmission or distribution line	P*	P*	P*	P*	P*	P*	P*																					P*	P*	P*	P*	P*
	Wastewater (sewage) treatment facility																																
Water supply, treatment or storage facility	CUP	CUP	CUP	CUP	CUP	CUP																						CUP	CUP	CUP	CUP	CUP	
Entertainment and Eating	Amusement, indoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P									P	P	P		
	Amusement, outdoor		P					P	CUP				CUP	CUP	CUP		P	P	P	P													
	Baseball/softball facility (commercial)		P	P	P	P	P	P	P	P																							
	Bowling alley			P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P									

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Entertainment and Eating	Bar, tavern, cocktail lounge; club, private or teen, dance hall		P		P	P	P	P	P									P	P	P	P					P	P	P		
	Circus																													
	Club, commercial or business		P	P	P	P	P	P	P									P	P	P	P	P				P	P	P		
	Drive-in restaurant or business	P*	P*	P*	P*	P*	P*		P	P	P	P	P	P	P	P	P*				P*	P*				P*				
	Bingo parlor									P	P	P	P	P	P	P		P	P	P	P									
	Event center or rental hall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	P
	Gambling facility (including bingo)																													
	Health or recreation club	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P				P	P	P		
	Indoor recreation		P	P	P	P	P		P	P	P	P	P	P	P	P		P	P	P	P	P				P	P	P		
	Lodge or civic club	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P		
	Massage parlor		P															P	P	P	P	P				P	P	P	P	
	Mobile vendor food court	CUP*	P*		P*		P**		CUP*	CUP*	CUP*	CUP*	P*	P*	P*	CUP*	P	P	P	P						P*	P*			
	Museum/cultural facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P	P	P		
	Racing; horse, dog or automotive																													
	Restaurant, café, cafeteria	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	
	Sexually oriented business																													
	Shooting or weapons firing range																													
	Stable, commercial, riding, boarding or rodeo arena																													
Swimming pool, commercial	P*	P*	P*	P*	P*	P*		P	P	P	P	P	P	P			P		P	P										
Theater, drive-in	CUP			CUP	CUP	CUP	CUP														P									
Theater, movie theater or auditorium	P*	P	P*	P*	P*	P*	P	P	P	P	P	P	P	P			P	P	P	P					P*	P*	P*			

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Lodging	Bed and breakfast home																													5.106	
	Bed and breakfast inn	P	P	P	P	P	P	P													P	P									
	Hotel, motel or inn		P				P	P	P	P	P	P	P	P	P	P	P	P	P	P											5.116
	Recreational vehicle park																														
	Short term home rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	P		
Office	Bank, financial institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
Retail Sales and Service	Antique shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Appliance, sales, supply or repair	P*	P*	P*	P*	P*	P*	P										P	P	P	P					P	P	P	P		5.134
	Bakery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Barber or beauty shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Boat rental or sales		P				P	P																							
	Book, stationary stores or newsstand	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Burglar alarm sales and service		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Caterer or wedding service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Clothing/wearing apparel sales, new	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Clothing/wearing apparel sales, used	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Convenience store	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Copy store or commercial print without off-set printing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Dance studio	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Dressmaking, custom; millinery shop	P	P	P	P	P	P	P																							

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Retail Sales and Service	Duplicating services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.126
	Farmers' market	P*							P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	less than 1 acre 5.145
	Feed store, no processing/milling			P	P	P	P	P																	P	P	P	P	
	Firewood sales	P*	P*	P*	P*	P*	P*	P*																	P*	P*	P*		5.113
	Furniture sales, new and used (office and residential) in a building	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	5.134
	Furniture upholstery, refinishing or resale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
	General merchandise store	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	5.134
	Greenhouse or plant nursery	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P		P	P	P				P	P	P	5.114, 5.134
	Grocery store, meat market	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P				P				P	P	P	P	5.134
	Gunsmithing, repairs or sales		P					P	P																	P	P	P	
	Home improvement store	P*	P*	P*	P*	P*	P*	P										P			P				P	P	P	P	5.134
	Interior decorating	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
	Kennel																												
	Large retail store	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P		P	P					P	P	P	5.134
	Laundry or dry cleaning collection office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
	Laundry, dry cleaning or washeteria	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P	P	P	
	Leather goods shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	
	Liquor or package store	P	P	P	P	P	P	P	P	P	P	P	P	P	P												P	P	P
Locksmith	P	P	P	P	P	P	P										P	P	P	P	P			P	P	P	P		

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Retail Sales and Service	Medical supplies/equipment sales or rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Mini-warehouses							P																	P	P	P	P				
	Mortuary or funeral home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
	Newspaper distribution center		P				P	P										P	P	P	P											
	Optician	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Pawn shop		P*				P*	P*									P	P	P	P	P				P*	P*					5.125, 5.134	
	Pharmacy (drug store)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Photograph, portrait/camera shop or photo finishing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Recording studio	P	P	P*	P*	P*	P*	P	P	P	P	P	P	P	P			P	P	P	P	P			P*	P*	P*	P*				
	Retail sales, general	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				5.134
	Saddle or harness, repair or sales	P	P	P	P	P	P	P									P	P	P	P	P			P	P	P	P					
	Shoe shine shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Small box discount store																														P	
	Studio, art or photography	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P	P	P	P				
	Tailor, clothing or apparel shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Tattoo parlor		P		P		P	P																	P	P	P					
	Taxidermist shop	P	P	P	P	P	P	P																	P	P	P					
	Veterinary clinic w/indoor kennels	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P			P		P	P	P			P*	P*	P*					5.142
Veterinary clinic w/outdoor kennels																																

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NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR		TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts
ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding. NS = Near Southside, PI = Panther Island, CB = Camp Bowie, TL = Trinity Lakes, BU = Berry/University (** = permitted accessory use; *** = permitted accessory use with criteria in Table 5.2, Trinity Lakes Development Code (TLDC))																														
Vehicle Sales and Service	Auto parts supply, retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P*			P*	P*					P	P			See Table 5.2 TLDC
	Automotive repair; paint and body shop		P*		P		P	P	P	P	P	P	P	P	P		P*			P*	P*					P*				5.104 See Table 5.2 TLDC
	Car wash, full or self service						P*	P*	P	P	P	P	P	P	P		P*			P*	P*									5.108 See Table 5.2 TLDC
	Gasoline sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P*	P	P	P*					CUP				See Table 5.2 TLDC
	Mobile home or manufactured housing sales																													
	Parking area or garage, storage commercial or auxiliary	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P*								6.202 See Table 5.2 TLDC
	Recreational vehicle (RV) sales/service		P				P																							
	Service station		P				P	P	P	P	P	P	P	P	P		P*				P*	P*				CUP				See Table 5.2 TLDC
	Towing yard with office																													
	Truck stop w/fuel and accessory services																													
	Vehicle junkyard																													
	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers			P	P	P	P		P	P	P	P	P	P	P															
Vehicle steam cleaning						P	P																							
LIGHT INDUSTRIAL																														
Light Industrial Services	Assaying		P*				P	P																					5.103	
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes		P		P	P	P	P													P*								See Table 5.2 TLDC	

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																													
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts	Supplemental Standards	
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Light Industrial Services	Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather		P		P*	P*	P*	P*																						5.120	
	Manufactured home/RV repair																														
	Mini-warehouse												P	P																Uses restricted within 100 feet of Camp Bowie Boulevard in the CB/GC-MU district	
	Monument/marble works, finishing and carving only		P				P	P													P*				P	P				See Table 5.2 TLDC	
	Monument works, stone		P				P	P													P*				P	P				See Table 5.2 TLDC	
	Outdoor sales and storage					P	P	P																							
	Paint mixing or spraying							P														P*								See Table 5.2 TLDC	
	Paper box manufacture		P				P	P														P*								See Table 5.2 TLDC	
	Pattern shop		P				P	P														P*								See Table 5.2 TLDC	
	Printing, lithographing, book-binding, newspapers or publishing		P				P	P	P	P	P	P	P	P	P	P						P*				P	P	P		See Table 5.2 TLDC	
	Rubber stamping, shearing/punching		P				P	P														P*								See Table 5.2 TLDC	
	Rubber stamp manufacture		P				P	P																							
Sheet metal shop		P*				P*	P*														P*								5.131 See Table 5.2 TLDC		

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																															
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS-T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts	Supplemental Standards			
<p>ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding. NS = Near Southside, PI = Panther Island, CB = Camp Bowie, TL = Trinity Lakes, BU = Berry/University (** = permitted accessory use; *** = permitted accessory use with criteria in Table 5.2, Trinity Lakes Development Code (TLDC))</p>																																	
Light Industrial Services	Warehouse or bulk storage		p*				p*	p*					p	p																5-143-			
	Welding shop, custom work (not structural)		P		P	P	P	P													p*					P	P			See Table 5.2 TLDC			
	Yards, contractors, lumber or storage, automobiles, storage yards, building materials																																
HEAVY INDUSTRIAL																																	
Heavy Industrial Manufacturing	Animal by-products processing																																
	Batch plant, concrete or asphalt (permanent)																																
	Brewery, distillery or winery		P				P														p*										See Table 5.2 TLDC		
	Brick, clay, glass, shale, tile or terra cotta products manufacture																																
	Cement products plant																																
	Cement, lime, gypsum or plaster of Paris manufacture																																
	Cotton gin, cotton oil mill, bailing or compress																																
	Creosote, treatment/manufacture																																
	Egg cracking or processing																																
	Furnace, blast; forge plant, boiler works manufacture																																
Galvanizing, sheet or structural shapes																																	

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																												
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CTV	PD/CUP Special Districts	Supplemental Standards
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Heavy Industrial Manufacturing	Gas (natural or artificial) manufacture processing/storage																													
	Glue manufacture																													
	Grain elevator																													
	Magnesium casting, machining or fabricating																													
	Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar														P	P														
	Manufacture of basket material, bicycles, boots, boxes other than paper, caskets, shoes																													
	Manufacture of dyes, cores, die-casting molds																													
	Manufacture, processing/production of hazardous chemicals																													
	Metal casting																													
	Metal foundry plant or fabrication plant																													

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																												
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts	Supplemental Standards
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Transportation	Airport, aviation field, helistop or landing area	CUP	CUP	CUP	CUP	CUP	CUP						P	P	P															
	Passenger station	P	P		P	P	P						P	P	P			P							P					
	Railroad freight or classification yard												P	P	P															
	Railroad roundhouse or RR car repair shop		P																											
	Railroad tracks, team, spur, loading or storage																													
	Terminal; truck, freight, rail or water													P	P	P														
Waste Related	Landfill, recycling center, household hazardous waste or waste tire facility																													
	Pet cemetery																													
	Recycling collection facility	SE*	P*	SE	SE*	SE*	P*																		SE*					5.130
	Salvage yard (other than automotive)																													
Wholesale Trade	Wholesale bakery, produce market or wholesale house		P				P	P					P	P	P						P*									See Table 5.2 TLDC
	Wholesale office or sample room		P		P	P	P	P					P	P	P						P*									See Table 5.2 TLDC
OTHER USES																														
Agricultures	Agricultural uses																													
	Community garden	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P		5.146
	Stockyards or feeding pens (commercial)																													

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																				Supplemental Standards									
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR		TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts	
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Trailer, portable, sales, construction or storage	P	P	P	P	P	P											P	P	P	P											
Vendor, food, non-potentially hazardous food	P*	P*	P*	P*	P*	P*											P	P	P	P											5.406
Vendor, food, potentially hazardous food		P*	P*	P*	P*	P*											P	P	P	P											5.406
Vendor, merchandise		P*	P*	P*	P*	P*																			P*	P*					5.406
Vendor, transient			P*	P*	P*	P*																				P*	P*				9.101
Vendor, transient, non-potentially hazardous food	P*	P*	P*	P*	P*	P*																									5.406
Vendor, transient, potentially hazardous food	P*	P*	P*	P*	P*	P*																									5.406
Sales from kiosks										P	P	P	P	P	P	P															(for food vendors other city ordinances apply, not within public ROW)

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
		SY-HSH	SY-HCO	SY-TMC	SY-TNF	SY-TNX	SY-TNE	SY-TSA	SY-ENX	SY-ECC	Supplemental Use Standards
<p>ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding</p> <p>SY = Stockyards</p> <p>P - Permitted P* - Permitted must also meet supplemental use standards SE - Special Exception Required</p> <p>SE* - Special Exception required and must also meet supplemental use standards Blank - Not Permitted</p>											
Government	Governmental vehicle storage/junkyard										
	Museum, library or fine art center	P	P	P	P	P	P	P	P	P	
	Probation or parole office									P	
Health Care Facilities	Ambulance dispatch station									P	
	Assisted living facility					P	P	P	P	P	
	Blood bank									P	
	Care facility					P	P	P	P	P	
	Health services facility, including doctor's or medical office					P	P	P	P	P	
	Hospice					P	P	P	P	P	
	Hospital										
	Massage therapy and spa	P	P	P	P	P	P	P	P	P	
Recreation	Nursing home (with full medical services)					P	P	P	P	P	
	Center, community recreation or welfare					P	P	P	P	P	
	Center, community recreation or welfare (private or non-profit)					P	P	P	P	P	
	Country club (private)										
	Country club (public)										
	Golf course										
	Golf driving range										
Religious	Park or playground (public or private)	P	P	P	P	P	P	P	P	P	
	Place of worship	P	P	P	P	P	P	P	P	P	
	Place of worship auxiliary use	P	P	P	P	P	P	P	P	P	
Utilities	Electric power substation					SE	SE	SE	SE	SE	
	Gas lift compressor stations					SE	SE	SE	SE	SE	Ch. 15, Gas City Code
	Gas line compressor stations					SE	SE	SE	SE	SE	Ch. 15, Gas City Code

240.2

(2018 S-9)

Fort Worth City Code

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
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Utilities	Power plant or central station light										
	Stealth telecommunications towers					SE*	SE*	SE*	SE*	SE*	§ 5.137 (Zoning Code)
	Telecommunications antenna (on structure)		SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.133 (Zoning Code)
	Telecommunications tower					SE*	SE*	SE*	SE*	SE*	§ 5.137 (Zoning Code)
	Utility transmission or distribution line	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.140 (Zoning Code)
	Wastewater (sewage) treatment facility										
	Water supply, treatment or storage facility					SE	SE	SE	SE	SE	
COMMERCIAL USES											
Entertainment and Eating	Amusement, indoor	P	P	P	P	P	P	P	P	P	
	Amusement, outdoor										
	Baseball, softball facility (commercial)										
	Bar, tavern, cocktail lounge; club, private or teen, dance hall	P	P	P	P	P	P	P	P	P	
	Brewpub	P	P	P	P	P	P	P	P	P	
	Circus				P		P	P			
	Club, commercial or business	P	P	P	P	P	P	P	P	P	
	Drive-in restaurant or business									P*	Sec. 6.22
	Event center or rental hall	P	P	P	P	P	P	P	P	P	
	Health or recreation club	P	P	P	P	P	P	P	P	P	
	Indoor recreation	P	P	P	P	P	P	P	P	P	
	Lodge or civic club	P	P	P	P	P	P	P	P	P	
	Museum/cultural facility	P	P	P	P	P	P	P	P	P	
Racing; horse, dog or automotive											

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
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Light Industrial Services	Assaying										
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes										
	Blacksmithing or wagon shop	P	P	P	P	P	P	P	P	P	
	Bottling works, milk or soft drinks										
	Brewery, distillery or winery	P	P	P	P	P	P	P	P	P	
	Carpet and rug cleaning										
	Chicken battery or brooder										
	Coal, coke or wood yard										
	Cottage manufacturing uses	P	P	P	P	P	P	P	P	P	
	Crematorium										
	Electroplating										
	Fabricating or manufactured housing, temporary or office building										
	Food processing (no slaughtering)	P	P	P	P	P	P	P	P	P	
	Galvanizing, small utensils										
	Machine shops										
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft.										
	Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather										
	Manufacture of basket material, bicycles, boots/shoes, boxes, caskets		P	P	P			P	P		P
	Manufactured home/RV repair										
Monument/marble works, finishing and carving only		P	P	P			P	P		P	
Monument works, stone		P	P	P			P	P		P	

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
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Wholesale Trade	Wholesale bakery, produce market or wholesale house	P	P	P	P	P	P	P	P	P	
	Wholesale office or sample room									P	
OTHER USES											
Agricultures	Agricultural uses		P	P	P		P	P			
	Community garden			P	P	P	P	P	P	P	
	Stockyards or feeding pens (commercial/noncommercial)		P	P	P		P	P			
	Fresh water fracture ponds and production										
	Gas drilling and production			P*	P*	P*	P*	P*	P*	P*	Ch. 15, Gas City Code
	Oil drilling and production										
Accessory Uses	Accessory use or building	P	P	P	P	P	P	P	P	P	
	Home occupation	P*		P*		P*	P*	P*	P*	P*	§ 5.116A (Zoning Code)
	Outdoor display	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 7.5.2
	Limited outdoor storage	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 7.5.3
	General outdoor storage										Sec. 7.5.4
	Satellite antenna (dish)	P	P	P	P	P	P	P	P	P	
	Solar energy equipment	P	P	P	P	P	P	P	P	P	
	Wind energy equipment	P	P	P	P	P	P	P	P	P	
	Rain water harvesting equipment	P	P	P	P	P	P	P	P	P	
Utility equipment (includes electrical transformers, gas meters, etc.)	P	P	P	P	P	P	P	P	P		
Temporary Uses	Amusement, outdoor	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.400 (Zoning Code)
	Batch plant, concrete or asphalt										
	Garage or other occasional sale	P		P		P	P	P	P	P	

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Temporary Uses	Model home										
	Residence for security purposes	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.404 (Zoning Code)
	Special event (subject to city's special events ordinance)	P	P	P	P	P	P	P	P	P	
	Temporary construction offices, storage sheds, trailers, barricades, fences	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 6.2.3
	Trailer, portable, sales or storage	P	P	P	P	P	P	P	P	P	
	Vendor, food, mobile food court	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 6.2.4
	Vendor, merchandise	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 6.2.4
	Vendor, transient	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 6.2.4
Sales from kiosks	P	P	P	P	P	P	P	P	P		

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012; Ord. 20510-12-2012, § 3, passed 12-4-2012, eff. 12-11-2012; Ord. 20511-12-2012, § 2, passed 12-4-2012, eff. 12-22-2012; Ord. 20666-03-2013, § 1, passed 3-19-2013, eff. 4-9-2013; Ord. 20999-10-2013, § 4, passed 10-15-2013; Ord. 22154-04-2016, § 5, passed 4-5-2016, eff. 4-21-2016; Ord. 22335-08-2016, §§ 3, 6, passed 8-2-2016; Ord. 22336-08-2016, § 1, passed 8-2-2016; Ord. 22337-08-2016, § 2, passed 8-2-2016; Ord. 22593-02-2017, § 2, passed 2-7-2017; Ord. 22703-05-2017, §§ 2, 3, passed 5-2-2017; Ord. 22810-08-2017, § 4, passed 8-1-2017, eff. 9-7-2017; Ord. 23110-02-2018, § 4, passed 2-6-2018; Ord. 23586-03-2019, § 2, passed 3-5-2019; Ord. 23609-03-2019, § 4, passed 3-19-2019; Ord. 23648-05-2019, § 12, passed 5-7-2019; Ord. 23971-12-2019, § 3, passed 12-3-2019, eff. 12-11-2019; Ord. 25911-12-2022, § 2, passed 12-13-2022, eff. 1-4-2023)