

IV. USE REGULATIONS

SECTION 32 USE REGULATIONS (CHARTS)

- 32.1 A. The use of land and/or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. See Section 44 – Definitions for further descriptions of uses. The legend for interpreting the permitted uses in the Use Charts (Section 32.2) is:



Designates use permitted in the zoning district indicated.



Designates use prohibited (i.e., not allowed) in the zoning district indicated.



Designates use may be permitted in the zoning district indicated by Specific Use Permit (also see Section 31B).



Designates permitted uses in the Highway Corridor District which are restricted and cannot be located within 700 feet of the highway right-of-way (IH 20, US Hwy 80, Spur 557, proposed Outer Loop and proposed Alternate US 80 alignment). (see Section 28 for further details of restrictions)



Temporary Use Permit required. (see Section 38.10)



Indicates Restricted – must meet Fire Code and Certificate of Occupancy requirements – local and state laws apply.



Limited to existing structures lawfully / actively used for such purpose on December 10, 2024.

- B. If a use is not listed (or blank) in the Use Charts, it is not allowed in any zoning district (see Subsection D below).
- C. **Use Chart Organization** - The following use categories are listed in the Use Charts (Section 32.2):
1. Agricultural Uses
 2. Residential Uses
 3. Accessory and Temporary Uses
 4. Institutional Uses
 5. Amusement and Recreational Uses
 6. Office and Professional Uses
 7. Personal and Service Uses
 8. Retail Uses

9. Automotive Uses
10. Transportation Uses
11. Governmental and Utility Uses
12. Commercial and Wholesale Uses
13. Light Industrial and Manufacturing Uses

D. **Classification of New/Unlisted Uses** - It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate in the City of Terrell. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Use Charts (Section 32.2) shall be made as follows:

1. **Initiation:**

- a. A person, City department, the Planning and Zoning Commission, or the City Council may propose zoning amendments to regulate new and previously unlisted uses.
- b. A person requesting the addition of a new or unlisted use shall submit to the Municipal Development Department all information necessary for the classification of the use, including but not limited to:
 - (1) The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - (2) The type of product sold or produced under the use;
 - (3) Whether the use has enclosed or open storage and the amount and nature of the storage;
 - (4) Anticipated employment typically anticipated with the use;
 - (5) Transportation requirements;
 - (6) The nature and time of occupancy and operation of the premises;
 - (7) The off-street parking and loading requirements;
 - (8) The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated;
 - (9) The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; and
 - (10) Impervious surface coverage.
2. The Municipal Development Department shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts in Subsection "b" above. An amendment to this Ordinance shall be required as prescribed by Section 10.
3. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and

determine the zoning district or districts within which such use is most similar and should be permitted (by right or by SUP).

4. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall approve or disapprove the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the use charts of the Zoning Ordinance according to Section 10 (i.e., following notification and public hearing, etc.).
5. Standards for new and unlisted uses may be interpreted by the Municipal Development Department as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined above ("b") shall be followed for determination of the appropriate district. The decision of the Municipal Development Department may be appealed according to the process outlined in subsections "2" through "4" above.

Base Zoning District Legend		RESIDENTIAL ZONING DISTRICT											
P	Indicates Permitted Use	AG - Agricultural	EE-32 - Executive Estate Residential-32	EE-64 - Executive Estate Residential-64	SF-16 - Single-Family Residential-16	SF-10 - Single-Family Residential-10	SF-7.5 - Single-Family Residential-7.5	SF-6 - Single-Family-6	TX - Texas Heritage (minimum 5-acre lot)	TH - Townhouse Residential-12	MF - Multi-Family Residential (apartment)	MH - Manufactured Home	
	Indicates Prohibited Use												
S	Indicates Specific Use Permit Required												
R	Indicates Restricted - Prohibited within 700' major highway ROW in HC District												
RF	Indicates Restricted - Must meet Fire Code and Certificate of Occupancy requirements - local and state laws apply												
T	Indicates Temporary Use Permit Required												
E	Limited to existing structures lawfully / actively used for such purpose on December 10, 2024												
	USE TYPE												

NON-RESIDENTIAL ZONING DISTRICTS										
O - Office	NS - Neighborhood Service	NE - Neighborhood Edge	R - Retail	CBD - Central Business District	HC - Highway Corridor	C - Commercial	LI - Light Industrial	DD - Downtown District	VC - Heavy Commercial	RT - Research & Technology Park

43b	Non-depository Financial Institution											
261	Non-profit Organization	P	P	P	P	P	P	P	P	P	P	P
262	Nursery / Garden Center (No Outside Storage)											
262	Nursery / Garden Center (With Outside Storage)											
263	Nursery (Wholesale)	P							P			
264	Nursing Home or Hospice									S	P	
266	Office (General Business or Professional)											
268	Office Showroom Warehouse											
269	On-Street Parking (subject to no parking Ordinances and/or street design standards)			P	P	P	P	P		P	P	
270	Orphanage										S	
272	Outside Storage of Equipment or Materials											
272	More than 24-Hours											
274	Paper Manufacturing, Converting or Finishing											
276	Park and/or Playground / Recreation Facility (Private)	S	S	S	S	S	S	S	S	S	S	S
277	Park and/or Playground / Recreation Facility (Public / Municipal)	P	P	P	P	P	P	P	P	P	P	P
282	Pawn Shop											
284	Performing Arts Studio - Dance / Drama / Music											
285	Personal Service Shops (Tailor, Shoe Repair, Seamstress, etc.)											
286	Pet Adoption / Humane Society											
287	Pet Shop / Supplies / Grooming											
288	Petroleum Distribution / Storage / Wholesale Facility											
289	Pharmaceutical Development and Medicine Manufacturing											
290	Pharmacy											
291	Phone Exchange / Switching Station	S										
292	Photocopy / Print Shop											
293	Physical Health Research, Treatment, Surgery, and Rehabilitation											
299	Playhouse Theatre											
301	Police Station	P	P	P	P	P	P	P	P	P	P	P
303	Portable Building Sales											
304	Post Office (Governmental)	P	P	P	P	P	P	P	P	P	P	P
308	Private Club (Restaurant Alcohol Sales)											
309	Private Party (Wedding) Rental Facility											

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