

25.3 EDUCATIONAL, INSTITUTIONAL, AND SPECIAL USES

EDUCATIONAL, INSTITUTIONAL, AND SPECIAL USES															
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Greenhouse/Plant Nursery, Commercial	X									C	X	X	X	X	
Greenhouse/Plant Nursery, Non-Commercial	X	X	X	X	X	X		X							X
Health Club/Gymnasium										X	X	X	X		X
Hospital, Chronic/Acute/Long-Term Care										X	X	X	X	C	X
Hospital										X	X	X	X	C	X
Household Care Facility							X	C	C	X	X	X			
Kennel	C										C	C	X	X	
Library		C	C	C	C	C	C	C	C	X	X	X	X		X
Museum/Art Gallery	X	C	C	C	C	C	C			X	X	X	X		X
Nursery School/Kindergarten		C	C	C	C	C	C	C	C	C	X	X			X
Park/Playground/Recreation Center, Private		C	C	C	C	C	C	C	C	C					
Park/Playground/Recreation Center, Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Personal Care Home, Custodial Care		C	C	C	C	C	C	C	C						C
Prison/Jail/Place Of Incarceration	C											C	C	C	
Race Track	C												X	X	
Registered Family Home		C	C	C	C	C	C	C	C	C	C	C			X

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TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Rehabilitation Care, Facility												C	C	C	X
Rehabilitation Care, Institution	C											C	C	C	X
Rest Home/Nursing Home										C	X	X	X	X	X
Rodeo Arena & Grounds	C											C	C	X	X
School Private; Primary/Secondary	C	C	C	C	C	C	C	C		X	X	X	C		X
School Public; Primary/Secondary	C	C	C	C	C	C	C	C		X	X	X	C		X
School, Trade/Commercial	C									C	C	C	X	X	X
Shooting Range/Target Range, Indoor										C	C	C	C	C	
Shooting Range/Target Range, Outdoor	C														
Stable, Commercial	X													C	X
Stadium/Play Field, Public	C	C	C	C	C	C	C	C	C	X	X	X	X	X	X
Swimming Pool, Private	X	X	X	X	X	X	X	X	X	C	C	C	C	C	X
Swimming Pool, Commercial/Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

25.4 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES															
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Airport/Landing Field	C	C											C	C	
Electric Power Generating Plant	C												X	X	
Electrical Substation	X	C	C	C	C	C	C	C	C	C	C	C	X	X	X
Franchised Utility, (Public or Private)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Gas Metering Station	X	C	C	C	C	C	C	C	C	C	C	C	C	X	
Heliport Or Helistop	C	C								C	X	X	X	X	X
Landfill													C	C	
Liquefied Petroleum Gas, Storage/Sale (No Bulk Plants)											C	C	X	X	
Radio/Television/ Telephone/Microwave Tower: Amateur	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Radio/Television/ Telephone/Microwave Tower: Commercial	C											C	C	C	C
Railroad Station	X										X	X	X	X	X
Railroad Team Track & Right Of Way	X										X	X	X	X	X
Railroad Track & Right-Of-Way	X										X	X	X	X	X
Service Yard Of Government Agency	C									X	X	X	X	X	X
Sewage Pumping Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

25.4 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Sewage Treatment Plant	C											X	X
Shops/Office/ Storage Area Of Public/ Private Utility	C										C	X	X
Solid Waste Transfer Station	C												
Telephone Exchange Station										C	C	C	
Transit Station/ Turnaround	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Pumping Station/Well	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Storage, Elevated	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Storage, Ground	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant	C											X	X

25.5 AUTOMOBILE AND RELATED SERVICE USES

AUTOMOBILE AND RELATED SERVICE USES															
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Auto Laundry										C	X	X	X	X	X
Auto Leasing										C	C	X	X	X	X
Auto Paint & Body Shop												C	X	X	
Auto Parts Sales, Inside										X	X	X	X	X	
Auto Parts Sales, Outside													C	C	
Auto Repair, Major												C	X	X	
Auto Repair, Minor											X	X	X	X	
Auto Sales, New											C	X	X	X	
Auto Sales, Used											C	X	X	X	
Auto Service Station										C	X	X	X	X	
Auto Wrecking Yard/Salvage Yard														C	
Bus Terminal											X	X	X	X	X
Car Wash										C	X	X	X	X	X
Farm Equipment Sales, Indoor	C										C	C	X	X	X
Farm Equipment Sales, Outdoor	C										C	C	X	X	X

25.5 AUTOMOBILE AND RELATED SERVICE USES

AUTOMOBILE AND RELATED SERVICE USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Farm Equipment Repair & Service, Major	C										C	C	X
Farm Equipment Repair & Service, Minor	C										C	C	X
Machinery Sales & Service, Heavy											C	C	X
Motorcycle Sales & Service										C	C	X	X
Parking Lot/Parking Garage, Light										X	X	X	X
Parking Lot/Parking Garage, Heavy													X
Quick Oil Change Facility										C	X	X	X
Tire Dealer, Inside Storage											C	X	X
Tire Dealer, Outside Storage													X
Tire Retreading/Recapping													X
Trailer Sales, New											C	C	X
Trailer Sales, Used											C	C	X
Truck & Bus Leasing											C	C	X
Truck & Bus Repair													X
Truck/Motor Freight Terminal												C	X
Truck Sales, New											C	X	X

AUTOMOBILE AND RELATED SERVICE USES

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25.6 OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES

OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES															
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Air Conditioning & Refrigeration Contractor											C	X	X	X	X
Amusement, Commercial (Indoor)										C	C	X	X	X	X
Amusement, Commercial (Outdoor)	C											C	X	X	X
Antique Shop										X	X	X			
Arcade										C	C	C	C	C	C
Arts & Crafts Store, Inside Sales										X	X	X	X	X	X
Arts & Crafts Store, Outdoor Sales										X	X	X	X	X	X
Auction (Not to Include Auto/Truck/Trailer)										C	C	C	C	C	C
Bakery & Confectionery, Retail Sales										X	X	X	X	X	X
Bakery & Confectionery, Commercial												X	X	X	X
Bank/Savings & Loan/ Credit Union										X	X	X	X	X	X
Barber Shop										X	X	X	X	X	X
Barber School/College										X	X	X	X	X	X
Beauty Culture School/ Cosmetology Specialty Shop										X	X	X	X	X	X
Beauty Shop										X	X	X	X	X	X
Boat Sales & Storage											C	X	X	X	X

25.6 OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES

OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Building Materials, Inside Sales										X	X	X	X
Building Materials, Outside Sales										C	C	X	X
Business Service										X	X	X	X
Cabinet & Upholstery											C	X	X
Cleaning And Dyeing, Small Plant/Shop										C	X	X	X
Clinic, Medical/Dental										X	X	X	X
Club, Private											C	C	X
Convenience Store										X	X	X	X
Custom Personal Service Shop										X	X	X	X
Discount/Variety/Department Store										X	X	X	X
Drapery/ Needlework/ Weaving Shop										X	X	X	X
Dry Cleaning										X	X	X	X
Feed & Farm Supply, Inside Sales/Storage	C										X	X	X
Feed & Farm Supply, Outside Sales/Storage	C										C	C	X
Flea Market	C									C	C	C	C
Florist										X	X	X	X

25.6 OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES

OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Food/Grocery Store										X	X	X	X
Furniture/Appliance Store										C	X	X	X
Furniture/Appliance Service & Repair										C	X	X	X
Garden Center, Retail Sales										C	X	X	X
General Merchandise Store										C	X	X	X
Gymnastic/Dance Studio										C	X	X	X
Handcraft Shop										X	X	X	X
Household Appliance Service & Repair										C	X	X	X
Laboratory, Medical/Dental										X	X	X	X
Laboratory, Scientific or Research											C	C	X
Laundry & Cleaning, Commercial											X	X	X
Laundry & Cleaning, Self Service											X	X	X
Manufactured Housing/ Mobile Display & Sales								C	C		C	C	X
Massage Establishment										X	X	X	
Medical Supplies/Sales/Service									X	X	X	X	
Metal Dealer, Crafted Precious									X	X	X	X	X

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OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES															
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Metal Dealer, Secondhand														C	
Mortuary/Funeral Home										C	C	C	X	X	X
Newspaper Printing											C	C	X	X	X
Office Center										C	C	X	X	X	X
Office; Professional/ General Administrative										X	X	X	X	X	X
Office; Showroom/ Warehouse										C	C	X	X	X	X
Pawn Shop												C	C	C	C
Pet Shop										C	X	X	X	X	X
Pharmacy										X	X	X	X	X	X
Plumbing/Heating/ Refrigeration/Air Condition											X	X	X	X	X
Plumbing Service											X	X	X	X	X
Portable Building Sales													X	X	X
Post Office; Government/Private										X	X	X	X	X	X
Print Shop										C	C	C	X	X	X
Racquetball Facilities										C	C	C	X	X	X

25.6 OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES

OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES															
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Restaurant/Cafeteria, With Drive-In Service Or Drive Through										C	X	X	X	X	X
Restaurant/Cafeteria, Dine-In Service Only										C	X	X	X	X	X
Retail Shops/Stores										C	C	X	X	X	X
Second Hand Store, Furniture/Clothing										C	C	X	X	X	X
Service, Retail										C	C	X	X	X	X
Shopping Center										C	C	X	X	X	X
Studio, Artist/Musician/ Photographer										C	C	X	X	X	X
Studio, Radio/Television										C	X	X	X	X	X
Taxidermist										C	C	C	C	C	C
Theater, Indoor											C	C	C	C	C
Theater, Outdoor	C									C	C	X	X	X	X
Tool Rental Shop											C	X	X	X	X
Trailer Rental											C	X	X	X	X
Veterinarian Clinic, Inside Pens										C	C	X	X	X	X
Veterinarian Clinic, Outside Pens											C	X	X	X	X

25.7 MANUFACTURING, STORAGE, AND WAREHOUSEING USES

MANUFACTURING, STORAGE, AND WAREHOUSING USES															
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Acetylene Gas Manufacture Or Storage	C												X	X	
Advertising Displays Manufacture													X	X	
Apparel & Other Products Assembled From Finished Textiles													X	X	
Arsenal														C	
Asphalt Manufacture/Refining														C	
Bag Cleaning														C	
Boats, Building Or Repair													X	X	
Boiler Works													X	X	
Bookbinding, Excluding Hand Binding													X	X	
Bottling Works													X	X	
Brick/Tile/Pottery/Terra Cotta Manufacture, Other Than Handcraft													C	X	
Brooms/Brushes, Manufacture													X	X	
Building Materials, Inside Storage											C	C	X	X	
Building Materials, Outside Storage											C	C	X	X	
Cameras/Photographic Equipment										C	C	C	X	X	
Candle Manufacture												C	X	X	

25.7 MANUFACTURING, STORAGE, AND WAREHOUSEING USES

	MANUFACTURING, STORAGE, AND WAREHOUSING USES														
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Carpet Manufacture Or Cleaning												C	X	X	
Celluloid Manufacture Or Treatment													X	X	
Cement/Lime/Gypsum/Plaster Of Paris Manufacture														C	
Ceramics/Stone/Glass/Marble/Porcelain Products Manufacture													X	X	
Chemical Manufacturing														C	
Cleaning & Dyeing; Dry Cleaning Plant													X	X	
Concrete													C	C	
Contractor's Shop & Storage Yard (Temporary)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Cosmetic Manufacture													X	X	
Cotton Gin														X	
Cotton Seed Oil Manufacture														X	
Dairy Processing, Manufacturing Products	C												C	X	
Distillation Of Bones, Coal Or Wood														C	
Drugs Or Pharmaceutical Products Manufacture													C	X	

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MANUFACTURING, STORAGE, AND WAREHOUSEING USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Electrical Appliances, Supplies, And Machinery, Assemble Or Manufacture												X	
Electronic Products, Assembly												C	
Electronic Products, Manufacture												C	
Emery Cloth/Sandpaper Manufacture												C	
Explosives/Fireworks Manufacture/Storage													
Fat Rendering													
Fertilizer Manufacture													
Fiberglass Manufacture													
Food Products Processing											C	C	
Forge Plant													
Foundry: Iron/Steel/Brass/Copper													
Fur Good Manufacture (Not Including Tanning Or Dyeing)													
Furniture & Upholstery Manufacture										C	C	C	
Garbage/Offal Or Dead Animal Reduction													

25.7 MANUFACTURING, STORAGE, AND WAREHOUSEING USES

MANUFACTURING, STORAGE, AND WAREHOUSING USES															
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Gas Manufacture														C	
General Commercial Plant													C	C	
Glass Products													X	X	
Glue Or Gelatin Manufacture														C	
Grain Elevator	C												X	X	
Hatchery	C													C	
Household Appliance Products Assembly & Manufacture From Prefabricated Parts													X	X	
Ice Production, Dry Or Natural												C	X	X	
Industrial Park													X	X	
Junk Yard/Salvage Yard														C	
Laundry Plant													X	X	

25.7 MANUFACTURING, STORAGE, AND WAREHOUSEING USES

MANUFACTURING, STORAGE, AND WAREHOUSEING USES													
TYPE OF USE	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	PD
Light Manufacturing												X	X
Livestock Feed Yards	C												
Mill: Grain/Flour/ Food Products	C											C	C
Mines & Quarries													C
Musical Instrument Manufacture												C	X
Oil Field Service												C	X
Oil/Gas/Other Mineral Extraction	C											C	C
Oilcloth/Linoleum Manufacture												C	X
Ore Reduction													C
Orthopedic Or Medical Appliance Manufacture												C	X
Paint/Oil/Shellac/ Turpentine/ Varnish Manufacture												X	X
Paper Products Manufacture													C
Petroleum Products, Sales, Wholesale	C											C	X
Petroleum Products, Bulk Quantities													C
Pipe Sales & Supply												C	X

25.7 MANUFACTURING, STORAGE, AND WAREHOUSEING USES

MANUFACTURING, STORAGE, AND WAREHOUSING USES															
Type Of Use	A	SF-E	SF-1	SF-2	TH	TF	MF	MH-1	MH-2	C-1	C-2	C-3	M-1	M-2	PD
Plastic Products Manufacture (Not Including Processing Or Raw Materials)													C	X	
Pump Sales/Repair & Maintenance												C	X	X	
Scrap Metal Sales & Storage														C	
Self Storage; Mini- Warehouse	C											C	X	X	
Sporting Athletic Equipment Manufacture												C	X	X	
Steel Fabrication													C	X	
Storage/Wholesale Warehouse, Light												C	X	X	
Storage/Wholesale Warehouse, Heavy													C	X	
Tire Recapping./ Vulcanizing														C	
Tools/Hardware Manufacture													C	X	
Toys/Novelty Projects Manufacture												C	C	X	
Window Shade/Awnings/ Venetian Blind Manufacture													X	X	
Wrecking/Junk/ Salvage Yard														C	
Yeast Manufacture														C	

SECTION 26 DESCRIPTIONS/DEFINITIONS OF USES**26.1 Residential Uses**

- 26.1.1 Boarding or Rooming House: A building, other than hotel or multiple family dwelling, where lodging is provided to persons for compensation, and where facilities for food preparation are not provided in individual rooms. Facilities usually referred to, as "bed and breakfast" arrangements are included in this definition.
- 26.1.2 Dormitory: A building in which housing is provided for individual students under the general supervision or regulation of an accredited college or university and as distinguished from an apartment, hotel, motel, or rooming house. A dormitory may provide apartment units for guests, faculty, or supervisory personnel on a ratio not to exceed one (1) such apartment unit for each fifty (50) students for which the building is designed. Individual rooms or suites of rooms may have cooking facilities. The dormitory may include facilities such as a commissary and/or snack bar, lounge, and study area, dining halls, and accessory kitchen, recreation facilities, and laundry, provided that these facilities are for the benefit and use of the occupants and their guests and not open to the general public.
- 26.1.3 Duplex: See Two Family Dwelling, Sec. 26.1.20.
- 26.1.4 Guest House: Living quarters within a detached accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises, such quarters having kitchen facilities and not rented or otherwise used as a separate dwelling.
- 26.1.5 Industrialized Housing: A residential structure designed for use and occupancy by one (1) or more families, constructed in one (1) or more modular components built at a location other than the permanent residential site, designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The term shall not mean or apply to (a) housing constructed of sectional or penalized systems not utilizing modular components; or (b) any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location
- 26.1.6 Manufactured Housing, HUD Code: A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. All references in this ordinance to manufactured housing or manufactured home(s) shall be references to HUD Code Manufactured Housing, unless otherwise specified.
- 26.1.7 Manufactured Home Park: Any tract of land under single ownership of not less than one-half (½) acres and not more than ten (10) acres approved for occupancy by manufactured housing and accessory structures related thereto and designed and operated in accordance with standards herein set forth or as set forth in any other ordinance of the City of Ladonia relating to the location, use, construction, operation, or maintenance of manufactured housing.
- 26.1.8 Manufactured Home Subdivision: A tract of land of not less than two (2) acres which has been final platted of record in its entirety in accordance with the subdivision regulations of the City for occupancy primarily by HUD-Code manufactured housing and industrialized housing.
- 26.1.9 Mobile Home: A structure constructed before June 15 1976, transportable in one or more sections which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
- 26.1.10 Motel, Motor Hotel, or Motor Lodge: A building or group of buildings designed for and occupied as a temporary dwelling place, providing four (4) or more room units for compensation. Units provided for the customers and where the operation is supervised by a person or persons in charge at all hours. A motel, motor hotel, or motor lodge may include restaurants, clubrooms, banquet halls, ballrooms and meeting rooms as accessory uses.
- 26.1.11 Multiple Family Residence: Any building or portion thereof which is designed, built, rented, leased, or let to be occupied as three (3) or more dwelling units or apartments or which is occupied as a home or place of residence by three (3) or more families living in independent dwelling units.

- 26.1.12 Residence Hotel: A multi-dwelling unit extended stay-lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting room, clubhouse and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined in this ordinance.
- 26.1.13 Retirement Housing: A development providing dwelling units specifically designed for the needs of ambulatory or retired persons. The following subsidiary uses shall be permitted to provide on-site goods and services for residents and their guests, but are not intended for use by the general public:
- a) cafeteria and/or dining room
 - b) library
 - c) game room
 - d) swimming pool and/or Jacuzzi
 - e) exercise room
 - f) arts and crafts facilities
 - g) greenhouse
 - h) housekeeping service
 - i) transportation service
 - j) snack bar with a maximum of 350 square feet per 100 dwelling units
 - k) beauty/barber shop with a maximum of 250 square feet per 100 dwelling units or a maximum of 450 square feet per 100 dwelling units
 - l) convenience retail shop with maximum of 350 square feet per 100 dwelling units to provide for sale of food items, non-prescription drugs, small household items, and gifts.
- 26.1.14 Servant's, Caretaker's, or Guards' Residence: An accessory building or portion of an accessory building located on the same lot or grounds with the main building, containing not more than one kitchen and at least one bathroom facility and used as living quarters for a person or person employed on the premises for not less than fifty percent (50%) of his/her actual working time, and not otherwise used or designed as a separate place of abode, provided the living area of such quarters shall not exceed six hundred (600) square feet.
- 26.1.15 Single Family Dwelling Attached: A dwelling that is part of a structure containing three (3) or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another with a minimum length of attachment of twenty (20) feet, in which each dwelling is located on a separate platted lot.
- 26.1.16 Single Family Dwelling, Detached: A detached building designed exclusively for occupancy by one (1) family, excluding manufactured housing and modular homes.
- 26.1.17 Townhouse or Row Dwelling: One of a series of not less than three (3) nor more than ten (10) attached one (1) family dwellings under common roof with common exterior wall, and separated from one another by single partition walls without openings from basement to roof. No townhouse dwelling unit is to be constructed above another townhouse dwelling unit.
- 26.1.18 Travel Trailer Park: Any tract of land under single ownership, two (2) acres or more, where accommodations are provided for travel trailer use.
- 26.1.19 Two Family Dwelling: A building designed for occupancy by two (2) individuals or families living independently of each other within separate units which have a common wall and are under one (1) roof.
- 26.1.20 Zero Lot Line House: A residence allowed to have little or no side yard on one side, where the wall on that side has no doors, windows, or other openings and which otherwise qualifies for a one-hour fire rating as defined in the building code.

26.2 Educational, Institutional, and Special Uses

- 26.2.1 Child Care Center: An establishment where four (4) or more children are provided care, training, education, custody, treatment, or supervision for less than 24 hours a day. The term "day care center" shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school (Also see Registered Family Home).
- 26.2.2 Church, RLadoniay, or Place of Worship: A building for regular assembly for religious worship which is used primarily for such purpose and customary accessory activities including a place of residence for ministers, priests, rabbis, teachers, or dirLadonias on the premises.

- 26.2.3 Civic Center: A building or complex of buildings that houses municipal offices and services and which may include cultural, convention and/or entertainment facilities owned and/or operated by a governmental agency.
- 26.2.4 College or University: An institution established for educational purposes offering courses of study beyond the secondary education level, but excluding trade and commercial schools.
- 26.2.5 Community Center, Public: A building or buildings dedicated to social and/or recreational activities, serving the city or a neighborhood and owned and operated by the city or by a non-profit organization dedicated to promoting the health, safety, morals, or general welfare of the city.
- 26.2.6 Community Center, Private: A building or buildings dedicated to social and/or recreational activities serving residents of a subdivision or development which is operated by an association or incorporated group for their use and benefit.
- 26.2.7 Continuing Care Facility: A place as defined in the Texas Continuing Care Facility Disclosure and Rehabilitation Act in which a person provides board and lodging, together with personal care services and nursing services, medical services, or other health-related services, regardless of whether the services and lodging are provided at the same location, under an agreement that requires the payment of a fee and that is effective for the life of the individual or for a period of more than one (1) year, such individual or individuals being cared for not being related by consanguinity or affinity to the person providing the care. (Also see Household Care Facility and Household Care Institution, and Personal Care Home).
- 26.2.8 Country Club (Private): Land and buildings customarily containing a golf course and a clubhouse and available only to specific private membership; such a club may contain adjunct facilities such as private club, dining room, swimming pool, tennis courts, and similar recreational or service facilities.
- 26.2.9 Reserved for future use.
- 26.2.10 Exhibition Area: An area or space either outside or within a building for the display of topic-specific goods or information.
- 26.2.11 Fairgrounds: An area where outdoor fairs, circuses or exhibitions are held.
- 26.2.12 Family Home: A community-based residential home operated by either the State of Texas, a non-profit corporation, a community center organized pursuant to State statute, or an entity which is certified by the State as a provider for a program for the mentally retarded. Family homes provide care for persons who have mental and/or physical impairments that substantially limit one or more major life activities. To qualify as a family home, a home must meet the following requirements:
- a. Not more than six (6) disabled persons and two (2) supervisory personnel may reside in a family home at the same time.
 - b. The home must provide food and shelter, personal guidance, care, rehabilitation services, or supervision.
 - c. All applicable licensing requirements must be met.
- 26.2.13 Farm, Ranch, or Orchard: An area of five (5) acres or more which is used for growing of usual farms products and/or raising of usual farm products and animals and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance of law. Farm, ranch, or orchard use shall not cause a hazard to health by reason of unsanitary conditions and shall not be offensive by reason of odors, dust, fumes, noise, or vibrations or be otherwise detrimental to the public welfare.
- 26.2.14 Fraternal Organization, Lodge, or Civic Club: An organized group having a restricted membership and specific purpose related to the welfare of the members.
- 26.2.15 Golf Course: An area of twenty (20) acres or more improved with trees, greens, fairways, hazards and which may include clubhouses.
- 26.2.16 Greenhouse or Plant Nursery, Commercial: A place, often including artificially heated and/or cooled buildings, where trees or plants are raised and/or sold including relate storage of equipment for landscape contracting.

- 26.2.17 Greenhouse, Non-Commercial: A building, often artificially heated and/or cooled, used as a location for cultivating plants which are used by the grower and not sold as a commercial activity.
- 26.2.18 Hospital (Chronic and Acute Care); Long Term Health Care Facility: An institution providing both in-patient health, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury and disease or to injured patients who need medical or surgical treatment intended to restore them to health and an active life and which is licensed by the State of Texas.
- 26.2.19 Household Care Facility: A dwelling unit which provides residence and care to not more than nine (9) persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster, or financial adversity; living together with no more than two supervisory personnel as a single housekeeping unit. (See also Household Care Facility, Personal Care Home and Continuing Care Facility).
- 26.2.20 Kennel: Any lot or premises on which four (4) or more dogs, cats or other domestic animals more than four (4) months of age are housed or accepted for boarding, breeding, training, selling, grooming and/or bathing for which remuneration is received.
- 26.2.21 Library: Any institution for the loan or display of books, tapes, objects of art or science which is sponsored by a public or responsible quasi-public agency and which institution is open and available to the general public.
- 26.2.22 Museum or Art Gallery: An institution for the collection, display and distribution of objects of art or science and which is sponsored by a public or quasi-public agency and which facility is open to the general public.
- 26.2.23 Nursery School; Kindergarten: A child care facility offering a program four (4) hours or less per day for children who have passed their second birthday but who are under seven years old.
- 26.2.24 Nursing Home: See Rest Home or Nursing Home.
- 26.2.25 Park, Playground, or Recreation Center (Public): An open recreation facility or park owned and operated by a public agency and available to the general public.
- 26.2.26 Park, Playground, or Recreation Center (Private): A privately owned park, playground, open space or building dedicated to recreational activities, maintained by a community club, property owner's association, or similar organization.
- 26.2.27 Personal Care Home (Custodial Care): An owner-occupied, home operated non-licensed facility for the elderly providing custodial care to not more than three (3) individuals not related to the provider of such care. Custodial care is that of care which assists elderly persons who are incapable because of physical or mental limitations of performing routine daily activities and which do not require the continuing attention of trained medical or paramedical personnel. (Also see Continuing Care Facility).
- 26.2.28 Race Track: A facility used for the racing of motor-driven vehicles and/or animals.
- 26.2.29 Registered Family Home: A child care facility that regularly provides care in the caretaker's own residence for not more than six (6) children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six (6) additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed twelve (12) at any given time. (Also see Child Care Center).
- 26.2.30 Rehabilitation Care Facility: A dwelling unit which provides residence and care to not more than four (4) persons, regardless of legal relationship, who have demonstrated a tendency towards alcoholism, drug abuse, mental illness or antisocial or criminal conduct living together with not more than two supervisory personnel as a single housekeeping unit.
- 26.2.31 Rehabilitation Care Institution: A facility which provides residence and care to five (5) or more persons, regardless of legal relationship, who have demonstrated a tendency towards alcoholism, drug abuse, mental illness or antisocial or criminal conduct together with supervisory personnel.
- 26.2.32 Rest Home or Nursing Home: A place of residence or care for persons suffering from infirmities of age or illness where care is provided on a prolonged or permanent basis. This term shall include a convalescent home.

- 26.2.33 School, Private (Primary or Secondary): An institution of learning having a curriculum equivalent to public schools but not including specialty schools such as dancing, music, beauty, mechanical, trade, or commercial schools.
- 26.2.34 School, Public (Primary or Secondary): An institution under the sponsorship of a public agency which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of Texas but not including specialty schools such as dancing, music, beauty, mechanical, trade, or commercial schools.
- 26.2.35 School, Trade or Commercial: Establishments, other than public or parochial schools, private primary and secondary schools or colleges, offering training or instruction on a trade, art, or occupation.
- 26.2.36a Stable, Commercial: A structure housing horses, which are boarded or rented to the public or any stable other than a private stable, but not including a sale barn, auction or similar trading activity.
- 26.2.36b Stable, Private: An accessory building set back from adjacent property lines a minimum distance of one hundred (100) feet and used for quartering horses, not one (1) horse per one acre area of a farm or lot. to exceed
- 26.2.37 Stadium or Play field, Public: An athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field or stadium which may be lighted for nighttime play.
- 26.2.38 Swimming Pool, Commercial: A swimming pool with accessory facilities, part of the facilities are available to the general public for a fee.
- 26.3 Transportation, Utility and Communications Uses
- 26.3.1 Airport, Landing Field: A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers and/or freight.
- 26.3.2 Electrical Substation: A subsidiary station in which electric current is transformed.
- 26.3.3 Gas Metering Station: Facility at which natural gas flows are regulated and recorded.
- 26.3.4 Heliport or Helistop: A landing facility for rotary wing aircraft which may include fueling or servicing facilities for such craft.
- 26.3.5 Radio, Television, or Microwave Communications Operators, Amateur: The transmission, retransmission, or reception of radio, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or financial gain.
- 26.3.6 Radio, Television, or Microwave Communications Operations, Commercial: The transmission, retransmission, or reception of radio, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or financial gain.
- 26.3.7 Railroad Station: Any premises for the transient parking of trains and the loading and unloading of passengers.
- 26.3.8 Railroad Team Track and Right-Of-Way: A facility/place for the loading and unloading of materials on trains.
- 26.3.9 Railroad Track and Right-Of-Way: Includes track and undeveloped right-of-way, but does not include railroad stations, sidings, team tracks, loading facilities, dock yards, or maintenance areas.
- 26.3.10 Service Yard of Governmental Agency: An area for the servicing and storage of vehicles or other property of a governmental agency.
- 26.3.11 Shops, Office, and/or Storage Area of Public or Private Utility: The pole yard, maintenance yard, and/or administrative offices of a municipality or franchised utility.
- 26.3.12 Solid Waste Transfer Station: A facility and/or premises at which solid waste is temporarily deposited prior to ultimate removal to a permanent solid waste storage site.