

ORDINANCE NO. 5189  
Zoning Text Amendment No. 2025 – 03

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A MESQUITE ZONING ORDINANCE TEXT AMENDMENT, ZTA NO. 2025-03, THEREBY REVISING APPENDIX C – ZONING ORDINANCE, PART 1A (LANDSCAPING, BUFFERING AND SCREENING, AND TREE PRESERVATION) AS SUCH REVISIONS RELATE TO THE DM-DISTRICT; AND PART 3 (NONRESIDENTIAL DISTRICTS) FOR THE PURPOSE OF REPEALING THE CENTRAL BUSINESS (CB) ZONING DISTRICT; AND REPEALING 4-900 (MILITARY PARKWAY-SCYENE CORRIDOR OVERLAY DISTRICT) FOR THE PURPOSE OF DELETING THE REGULATIONS FOR THE OVERLAY DISTRICT AS IT HAS BEEN REMOVED AND REZONED; SAID DISTRICTS HAVE BEEN REPEALED AND REPLACED WITH A NEW DISTRICT AND SUB-DISTRICTS IN ZTA NO. 2025-02, AND THE PROPERTIES HAVE BEEN REZONED IN ZONING MAP AMENDMENT FILE NO. Z0725-0405; AND MAKING OTHER GENERAL UPDATES RELATED THERETO; PROVIDING CONFLICTS RESOLUTION, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING A PENALTY CLAUSE WITH A FINE NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

**WHEREAS,** the City of Mesquite (“**City**”) is taking bold steps to transform its downtown into a vibrant hub for residents and visitors alike. Through three carefully planned initiatives, the City is modernizing its zoning framework to create a more walkable, business-friendly, and attractive downtown area while respecting our community's unique history and character; and

**WHEREAS,** the City undertook an extensive community engagement process beginning approximately two years ago when the first Open House was held on December 7, 2023. Since then, the City has hosted informational tables at the Farmers Market located at Front Street Station on June 21, 2025, and again on June 28, 2025. The City hosted an in-person Open House at the Corner Theatre on June 24, 2025, and conducted a Virtual On-Line Open House on July 10, 2025; and

*[The remainder of this page is intentionally left blank.]*

Planning & Development Services | ZTA2025-03

MZO. Part 1A – Revising as related to the DM-District creation; and

Parts 3 and 4 – Repealing the CB District and MP-SC District and the Associated Regulations.

August 18, 2025

Page 2 of 5

**WHEREAS,** the cornerstone of this effort is the establishment of the Downtown Mesquite (“**DM**”) Special Purpose Zoning District (**DM-District**) in Ordinance No. 5187 (ZTA 2025-02). This modern zoning approach divides downtown into three (3) distinct subdistricts, each with tailored regulations. The **DM-Core** subdistrict will serve as the lively center with shops and restaurants, while the **DM-Mixed-Use** area will blend mixed-use residential and commercial spaces. The **DM-Edge** subdistrict provides a thoughtful transition between downtown and surrounding neighborhoods. These changes will make our downtown more pedestrian-friendly while supporting both existing businesses and new investment; and

**WHEREAS,** to complement the new zoning district, the City is removing obsolete zoning classifications in this Ordinance No. 5189 (ZTA 2025-03). The outdated Central Business (“**CB**”) District, and Military Parkway-Scyene Corridor Overlay District will be eliminated since they no longer serve the community's needs. This cleanup simplifies the Mesquite Zoning Ordinance (“**MZO**”) while maintaining important development standards, making it easier for property owners and businesses to navigate the regulations; and

**WHEREAS,** Ordinance No.5188 (File No. Z0725-0405) will apply the new DM-District zoning to approximately 268 acres in our downtown area. This includes updating the Mesquite Comprehensive Plan’s Future Land Use Map to designate these properties as part of the Downtown Special Planning Area. The rezoning to the DM-District ensures our regulations match our vision for a thriving downtown that balances economic growth with community character; and

**WHEREAS,** the final piece of this initiative is Ordinance No. 5190, amending Mesquite City Code, Chapter 13 (Signs) for the purpose of incorporating sign regulations into the City Code for the DM-District and its sub-districts; and

**WHEREAS,** the City is currently not proposing to stop any legal nonconforming uses; and

*[The remainder of this page is intentionally left blank.]*

Planning & Development Services | ZTA2025-03

MZO. Part 1A – Revising as related to the DM-District creation; and

Parts 3 and 4 – Repealing the CB District and MP-SC District and the Associated Regulations.

August 18, 2025

Page 3 of 5

**WHEREAS,** in summary, all the coordinated changes will create numerous benefits for the City, including safer pedestrian environments, increased economic opportunities, and clearer development guidelines. The plan maintains the City’s historic charm while positioning downtown for smart growth. Developed through extensive community engagement, these improvements reflect what residents and business owners told the City they wanted for downtown's future; and

**WHEREAS,** it is the intent of the City Council of the City of Mesquite, Texas (“**City Council**”) to protect the public health, safety, and welfare; and

**WHEREAS,** the City is a home-rule municipality acting under its Charter adopted, and amended, by the electorate pursuant to Article 11, [Section 5](#) of the Texas Constitution and [Chapter 9](#) of the Texas Local Government Code; and

**WHEREAS,** a home-rule municipality has full power of local self-government, pursuant to Texas Local Government Code, Title 2, Subtitle D, Chapter 51, [Section 51.072](#)(a); and

**WHEREAS,** the City shall have the power to enact and enforce ordinances necessary to protect health, life, and property and to prevent and summarily abate and remove all nuisances, and to preserve and enforce good government and order and security of the City and its inhabitants, pursuant to Mesquite City Charter, Article III, [Section 2](#); and

**WHEREAS,** a home-rule municipality may enforce ordinances necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants, pursuant to Texas Local Government Code, Title 2, Subtitle D, Chapter 54, Subchapter A, [§ 54.004](#), as amended; and

**WHEREAS,** the City derives its municipal zoning authority for zoning regulations and districts from Texas Local Government Code, Title 7, Subtitle A, [Chapter 211](#), (Municipal Zoning Authority); and

**WHEREAS,** zoning regulations must be adopted in accordance with a comprehensive plan pursuant to Texas Local Government Code, Title 7, Subtitle A, Chapter 211, [Section 211.004](#) (Compliance with Comprehensive Plan); and

Planning & Development Services | ZTA2025-03

MZO. Part 1A – Revising as related to the DM-District creation; and

Parts 3 and 4 – Repealing the CB District and MP-SC District and the Associated Regulations.

August 18, 2025

Page 4 of 5

**WHEREAS,** on **July 28, 2025**, the City of Mesquite **PLANNING & ZONING COMMISSION** considered the herein described text amendments to the *Mesquite Zoning Ordinance* and after having given proper public notice and holding a public hearing for the receipt of public comments, the Planning and Zoning Commission *recommended* by majority vote the City Council adopt the text amendments to the Mesquite Zoning Ordinance, attached as **EXHIBITS A, B, C, and D**; and

**WHEREAS,** after having given proper public notice and holding a public hearing, the City Council finds that it is in the best interests of the citizens of the City to amend the Mesquite Zoning Ordinance as herein provided.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:**

**SECTION 1. Recitals Incorporated.**

The City Council hereby finds and determines the recitals made in the preamble of this Ordinance are true and correct, and hereby incorporates such recitals here in the body of this Ordinance as if copied in their entirety.

**SECTION 2. Mesquite Zoning Ordinance Text Amendment.  
Amending Part 1A., Part 3, and Part 4.**

The Mesquite Zoning Ordinance is hereby amended by making certain additions and deletions as identified in **EXHIBITS A, B, C, and D** and said Exhibits are attached hereto and made a part hereof, and in all other respects said Zoning Ordinance, and its parts, and sections shall remain in full force and effect.

**SECTION 3. Conflicts Resolution Clause.**

In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Mesquite and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

**SECTION 4. Severability Clause.**

Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance and the Mesquite City Code, as hereby or previously amended, which shall remain in full force and effect.

Planning & Development Services | ZTA2025-03

MZO. Part 1A – Revising as related to the DM-District creation; and

Parts 3 and 4 – Repealing the CB District and MP-SC District and the Associated Regulations.

August 18, 2025

Page 5 of 5

**SECTION 5. Savings Clause.**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Mesquite City Code, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 6. Penalty Clause.**

Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

**SECTION 7. Publication.**

This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

**SECTION 8. Effective Date.**

This Ordinance after its passage and publication shall take effect on, and be in force from and after, five (5) days after publication thereof, in accordance with Mesquite City Charter, Article IV, [Section 24](#), and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ON THE 18th DAY OF AUGUST 2025.**

Signed by:

*Jeff Casper*

83A5B847EC00466...

---

**Jeff Casper**  
**Mayor Pro Tem**

**ATTEST:**

DocuSigned by:

*Sonja Land*

C2518095973F46A...

---

**Sonja Land**  
**City Secretary**

**APPROVED AS TO LEGAL FORM:**

Signed by:

*David L. Paschall*

666E18891208434...

---

**David L. Paschall**  
**City Attorney**

EXHIBIT A TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 1A. Landscaping, Buffering and Screening, and Tree Preservation.

P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

## MESQUITE CITY CODE

\* \* \*

### APPENDIX C – MESQUITE ZONING ORDINANCE (MZO)

\* \* \*

*[Editor's Note: Make the following revisions with additions identified in green font and underlined and deletions identified in ~~red font with strikethrough~~.]*

## PART 1A. – Landscaping, Buffering and Screening, and Tree Preservation

### 1A-100 – PURPOSE AND APPLICABILITY

A. *In General:* The establishment of requirements for the installation, preservation and maintenance of trees, landscaping, buffering, and screening as site improvements is essential for the enhancement of the community's ecological, environmental, and aesthetic qualities. Such amenities serve to reduce the negative effects of increases in air temperatures, pollution, glare, noise, erosion and sedimentation caused by expanses of impervious and unvegetated surfaces, and provide buffers between land uses of different character. The City is also committed to conservation of water resources. Therefore, it is the intent of this Landscape and Screening Ordinance to provide for and require landscape design, landscape materials, and irrigation systems that conserve water and have a higher probability of surviving drought conditions while achieving the aesthetic, environmental and quality of life benefits of good landscaping.

B. *Applicability.*

1. Unless otherwise specified, the requirements in this Part 1A (Landscaping, Buffering and Screening, and Tree Preservation) shall hereafter be provided and maintained on all building sites where development, construction, expansion, reconstruction or redevelopment occurs.
2. Certain districts may have other landscaping, buffering and screening, and tree preservation criteria such as additional specific standards, or more relaxed standards from what is found in this Part 1A (Landscaping, Buffering and Screening, and Tree Preservation). Modified landscaping requirements may include, but not be limited to, the following districts:
  - a. MZO, Part 4, 4-1600 (Downtown Mesquite Special Purpose Zoning District (“DM-District)), 4-1609 (Landscaping, Living Screen and Buffering for DM-District).
  - b. Reserved.

Cross references—

Landscaping, Living Screen and Buffering for DM-District, Mesquite Zoning Ordinance, Part 4, 4-1600, Sec. 4-1609.

**EXHIBIT A TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 1A. Landscaping, Buffering and Screening, and Tree Preservation.

P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

\* \* \*

## **1A-200 – LANDSCAPE REQUIREMENTS**

### **1A-201 - General landscape requirements.**

**A. Applicability:**

1. Unless otherwise provided, landscaping ~~Landscaping~~ shall hereafter be provided and maintained on all building sites where development, construction, expansion, reconstruction or redevelopment occurs in accordance with the following requirements.
2. Certain districts may have other landscaping criteria such as additional specific standards, or more relaxed standards from what is found in this Part 1A-200 (Landscaping Requirements). Modified landscaping requirements may include, but not be limited to, the following districts:
  - a. MZO, Part 4, 4-1600 (Downtown Mesquite Special Purpose Zoning District (“DM-District”)), 4-1609 (Landscaping, Living Screen and Buffering for DM-District).
  - b. Reserved.

\* \* \*

(Ord. No. 3129, § 1, 12-16-96; Ord. No. 4341, § 1, 10-20-14; Ord. No. 4908, § 2(Exh. A), 10-18-21; Ord. No. 5061, § 8(Exh. G), 9-5-23)

**Cross references—**

Certificate of Occupancy, Mesquite Zoning Ordinance, Part 5, 5-100, Sec. 5-106.

Landscaping, Living Screen and Buffering for DM-District, Mesquite Zoning Ordinance, Part 4, 4-1600, Sec. 4-1609.

\* \* \*

## **1A-300 – SCREENING AND BUFFERING REQUIREMENTS**

### **1A-301 - General screening and buffering requirements.**

**A. Applicability:**

1. Unless otherwise provided, screening ~~Screening~~ to provide partial visual protection and to serve as a barrier between uses shall be required in the following circumstances in accordance with the following requirements.
2. Certain districts may have other screening criteria such as additional specific standards, or more relaxed standards from what is found in this Part 1A-300 (Screening and Buffering Requirements). Modified screening and buffering requirements may include, but not be limited to, the following districts:
  - a. MZO, Part 4, 4-1600 (Downtown Mesquite Special Purpose Zoning District (“DM-District”)), 4-1609 (Landscaping, Living Screen and Buffering for DM-District).
  - b. Reserved.

\* \* \*

(Ord. No. 3129, § 1, 12-16-96; Ord. No. 3343, § 1(1), 11-15-99; Ord. No. 4341, § 1, 10-20-14; Ord. No. 4398, §§ 1(1), (2), 11-2-15; Ord. No. 4908, § 2(Exh. A), 10-18-21; Ord. No. 5061, § 8(Exh. G), 9-5-23)

**Cross references—**

Certificate of Occupancy, Mesquite Zoning Ordinance, Part 5, 5-100, Sec. 5-106.

Landscaping, Living Screen and Buffering for DM-District, Mesquite Zoning Ordinance, Part 4, 4-1600, Sec. 4-1609.

**EXHIBIT A TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 1A. Landscaping, Buffering and Screening, and Tree Preservation.

P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

\* \* \*

## 1A-400 – TREE PRESERVATION

\* \* \*

### 1A-402 - General provisions.

A. *Applicability:*

1. Unless otherwise provided, these ~~These~~ regulations shall apply to property as follows:

a.~~1.~~ All vacant and undeveloped property.

b.~~2.~~ All property being redeveloped as identified in Section 6-101, including additions and major renovations, except single family residential property.

b.~~3.~~ All developed property, except single family residential property.

2. Certain districts may have other tree preservation criteria such as additional specific standards, or more relaxed standards from what is found in this Part 1A-400 (Tree Preservation). Modified tree preservation requirements may include, but not be limited to, the following districts:

a. MZO, Part 4, 4-1600 (Downtown Mesquite Special Purpose Zoning District (“DM-District”)), 4-1609 (Landscaping, Living Screen and Buffering for DM-District).

b. Reserved.

\* \* \*

(Ord. No. 3129, § 1, 12-16-96; Ord. No. 4341, § 1, 10-20-14; Ord. No. 4908, § 2(Exh. A), 10-18-21)

**Cross reference—**

Landscaping, and Living Screen and Buffering for DM-District, Mesquite Zoning Ordinance, Part 4, 4-1600, Sec. 4-1609.

\* \* \*

## 1A-500 – PLANT SCHEDULES

\* \* \*



## MESQUITE CITY CODE

\* \* \*

### APPENDIX C – MESQUITE ZONING ORDINANCE (MZO)

\* \* \*

## PART 3. – NONRESIDENTIAL DISTRICTS

### 3-100 – DISTRICTS ESTABLISHED

\* \* \*

*[Editor's Note: Make the following revisions with additions identified in green font and underlined and deletions identified in ~~red font with strikethrough~~.]*

*[Editor's Note: Place the remaining sub-sections in alphabetical order. E.g. A. C – Commercial, etc.]*

#### **3-101 – Districts established and purpose.**

For the purpose of this ordinance, the following nonresidential districts are established.

- A. *Office.* The O district is established to accommodate professional, management, research, and other similar offices.
- B. *GR - General retail.* The GR district is established to accommodate the sale of convenience goods and personal services primarily for persons residing in the surrounding neighborhoods.
- C. *LC - Light commercial.* The LC district is established to accommodate business activities of moderate intensity in community business areas and to provide for restricted commercial development in proximity to the freeways.
- D. *MU - Mixed use.* The MU district is established to allow central area redevelopment which is orderly and responsive to adjacent land uses.
- ~~E. *CB - Central business.* The CB district is established to accommodate the commercial, business, service and public activities and uses commonly found in a central business area. The community shall have only one contiguous CB district and any extension of the district should be bounded at least on one (1) side by an existing CB district boundary.~~
- F. *SS - Service station.* The SS district is established exclusively to provide for service stations, both full-service and self-service, for the convenience of persons nearby or travelling through the city.
- G. *C - Commercial.* The C district is established to accommodate a wide variety of commercial uses and to have general application as a highway service district.
- H. *I - Industrial.* The I district is established to accommodate manufacturing uses which are free of objectionable influences in operation and appearance or which can readily control any features which may otherwise be objectionable by the installation of appropriate abatement devices.

**EXHIBIT B TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 3. Nonresidential Districts.

P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

- I. *CV - CIVIC*. The CV district is established to accommodate specific public, educational, institutional, cultural, recreational and similar uses of low to moderate intensity to serve the public needs of residents of the city by providing focal points in neighborhoods and/or the community for gathering, social interactions and select neighborhood and community services and amenities.

(Ord. No. 2650, 12-18-89; Ord. No. 3959, § 1(1), 5-19-08)

\* \* \*

### **3-203 - Nonresidential Districts: Schedule of permitted uses — Contents to SIC codes.**

*[SEE EXHIBIT C.]*

\* \* \*

## **3-400 OFF-STREET PARKING AND LOADING REGULATIONS**

### **3-401 General parking regulations.**

A. *Off-street parking required*. Off-street parking spaces shall be provided in conformance with these regulations whenever a use is established or enlarged. Required spaces shall be on the building site of the use for which they are provided, unless otherwise permitted, and may be provided in either surface parking areas or garages. Whenever there is a change in use, in floor area, or on any other unit of measurement used to determine the requirements for off-street parking spaces, additional spaces shall be provided on the basis of the increased requirement.

B. *Use of required spaces*. Required off-street parking and loading spaces shall be used only for their respective purposes and shall not be used for storage or display of vehicles or trailers for sale or rent, the storage or display of other goods, materials or products, or the location of refuse storage containers. No required parking space may be placed on front of an overhead door or other point used for vehicular access.

C. *Submission of plans*. Applications for building permits and certificates of occupancy shall include parking plans showing the design of off-street parking areas, including the layout of spaces, aisles, and the location of ingress and egress points. Parking plans shall be approved by the development review committee. Submission of a parking plan may be waived when it is not necessary to determine compliance with requirements.

D. *Calculations*. The following rules shall apply in computing the parking requirement.

1. *Combination uses*: When a building site is used for a combination of uses, the parking requirement shall be the sum of the requirements for each type of use.

2. *Floor area*: Floor areas shall mean gross square footage, except in the case of office and retail type uses where areas used for nonpublic purposes, such as storage, incidental repair, processing or packaging, show windows, offices incidental to management or maintenance, restrooms, or utility rooms, may be discounted, but shall require one (1) space per seven hundred fifty (750) square feet of such use.

**EXHIBIT B TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 3. Nonresidential Districts.

P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

3. Continuous seating: When seating is provided on benches or pews, each eighteen (18) inches of such seating shall be counted as one (1) seat for the purpose of calculating the parking requirement.

4. Fractions: When a calculation results in the requirement of a fractional space, a fraction of less than one-half shall be disregarded and a fraction of one-half or greater shall require one (1) parking space.

E. *DM-District Parking Standards. SEE MZO, Part 4, 4-1600, 4-1607 (Parking Standards for DM-District).*

(Ord. No. 2650, 12-18-89)

**Cross reference—** *Stopping, standing and parking, § 9-166 et seq.*

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 3. Nonresidential Districts.

P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

**3-203 Nonresidential Districts: Schedule of permitted uses—Contents to SIC codes.**

*Note:* Standard industrial classification (SIC)—The following description of the basic SIC structure outlines the order of the schedule of permitted uses (3-203) and may be helpful in locating specific types of uses. SIC codes are presented in 3-203 in numerical sequence.

SIC Code/Use Schedule Description				Page
<b>Division</b>	<b>A:</b>	<b>Agriculture, forestry, and fishing</b>		<b>2186</b>
		01	Crop production	
		02	Livestock production	
		07	Agricultural services	
<b>Division</b>	<b>B:</b>	<b>Mining</b>		<b>2187</b>
		10	Metal mining	
		12	Coal mining	
		13	Oil and gas extraction	
		14	Mining and quarrying of nonmetallic minerals	
<b>Division</b>	<b>C:</b>	<b>Construction</b>		<b>2187</b>
		15	Building contractor	
		16	Heavy construction contractors	
		17	Special trade contractors	
<b>Division</b>	<b>D:</b>	<b>Manufacturing</b>		<b>2188</b>
		20	Food, kindred products	
		21	Tobacco products	
		22	Textile mill products	
		23	Apparel, other fabric products	
		24	Lumber, wood products, except furniture	
		25	Furniture, fixture	
		26	Paper and allied products	
		27	Printing, publishing and allied industries	
		28	Chemicals, allied products	
		29	Petroleum refining, related industries	
		30	Rubber, miscellaneous plastic products	
		31	Leather, leather products	
		32	Stone, clay products	
		33	Primary metal products	
		34	Prefabricated metal products	
		35	Industrial, commercial machinery	
		36	Electrical, electronic equipment, except computer	
		37	Transportation equipment	
		38	Instruments	
		39	Miscellaneous	
<b>Division</b>	<b>E:</b>	<b>Transportation, communications, electric, gas, and sanitary services</b>		<b>2191</b>
		40	Railroad transportation	
		41	Local transit, highway transportation	
		42	Motor freight transportation, warehousing	
		43	Postal service	
		44	Water transportation	
		45	Air transportation	

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 3. Nonresidential Districts.

P&amp;Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

<b>Division (Continued)</b>	<b>E: (Continued)</b>	<b>Transportation, communications, electric, gas, and sanitary services (Continued)</b>		<b>2191 (Continued)</b>
		46	Pipelines	
		47	Transportation services	
		48	Communications	
		49	Electric, gas, sanitary services	
<b>Division</b>	<b>F:</b>	<b>Wholesale trade</b>		<b>2192</b>
		50	Durable goods	
		51	Nondurable goods	
<b>Division</b>	<b>G:</b>	<b>Retail trade</b>		<b>2193</b>
		52	Building materials, hardware, garden supply	
		53	General merchandise stores	
		54	Food stores	
		55	Automobile dealers/service stations	
		56	Apparel and accessory stores	
		57	Furniture/home furnishing stores	
		58	Eating and drinking places	
		59	Miscellaneous retail	
<b>Division</b>	<b>H:</b>	<b>Finance, insurance, and real estate</b>		<b>2197</b>
<b>Division</b>	<b>I:</b>	<b>Services</b>		<b>2198</b>
		70	Hotels, camps, other lodging places	
		72	Personal services	
		73	Business services	
		75	Automotive repair/services	
		76	Miscellaneous repair services	
		78	Motion pictures	
		79	Amusement and recreation services	
		80	Health services	
		81	Legal services	
		82	Educational service	
		83	Social services	
		84	Cultural services	
		86	Membership organizations	
		87	Consulting services	
		89	Miscellaneous services	
<b>Division</b>	<b>J.</b>	<b>Public administration</b>		<b>2202.7</b>
<b>Division</b>	<b>K:</b>	<b>Residential</b>		<b>2202.8</b>
<b>Division</b>	<b>L:</b>	<b>Accessory uses and structures</b>		<b>2202.8</b>
		1	Detached accessory structures	
		2	Parking	
		3	Outdoor display and storage	
		4	Production for retail sale	
		5	Limited retail	
		6	Refuse containers	
		7	Coin-operated amusement devices	
		8	Landscape irrigations systems	
		9	Ponds (over one and one-half (½) feet deep)	

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

3-203 Nonresidential Districts: Schedule of Permitted Uses													
P = Permitted (3-201A) [P] = Permitted only in conjunction with gasoline sales (3-504) C = Conditional use (3-201B) S = Special exception (3-201C) NEC = Not elsewhere classified						* REFER TO 4-800 - TERRA OVERLAY DISTRICT: AN ASTERISK (*) INDICATES THAT THE USE REQUIRES APPROVAL OF A CONDITIONAL USE PERMIT (CUP) IF LOCATED IN THE TERRA OVERLAY DISTRICT							

*[Note to Drafter - Leave this line blank – Do not connect the Table so as to repeat only the bottom portion of the Table Header on subsequent pages.]*

*[Editor's Note: Delete the following two columns: **THN K20 NGTC1** Column and the **CB** Column.]*

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
01	CROP PRODUCTION	P	P	P			P	P	P[P]	P	P	28	Require minimum 2-acre tract.
02	LIVESTOCK PRODUCTION	S	S	S			S	S	S	S	S	28	The keeping of horses and livestock may be classified as an accessory use if in accordance with the conditions set out in <a href="#">Table 2-203(C)(9)</a> ; and <a href="#">Table 2-203(C)(10)</a> .
07	AGRICULTURAL SERVICE (Except):											28	See <a href="#">Table 2-203</a> .
074 and 075	Veterinary Services/Animal Hospital/Other Animal Services (Ord. 2723 / 02-04-1991); (Ord. 3848 / 01-02-2007).												
	a. Indoor Services to Household Pets, except where grooming is the primary use (Veterinary Services, Animal Hospitals, Training, Breeding, and Indoor Boarding)		C	P			P	P		P	P	3	Prohibits outdoor kennels; Requires building to be at least 100 feet from any property line in a residential district. See City Code for kennel requirements.
	b. Grooming - Household Pets		P	P			P	P		P	P	3	Prohibits keeping animals overnight.
	c. Outdoor Services to Household Pets (includes any service with outdoor kennels or activity)									C	C	3	Requires location in a freestanding building; Requires outdoor kennels to be at least 200 feet from any property line in a residential district and at least

P = Permitted See <a href="#">Sec. 3-201 (A)</a> . [P] = Permitted only in conjunction with gasoline sales See <a href="#">Sec. 3.504</a> C = Conditional Use See <a href="#">Sec. 3-201 (B)</a> . S = Special Exception See <a href="#">Sec. 3-201 (C)</a> . NEC = Not Elsewhere Classified	* Refer to <b>4-800 - TERRA Overlay District</b> : An asterisk (*) indicates that the use requires approval of a Conditional Use Permit (CUP) if located in the TERRA Overlay <a href="#">District</a> .
--	---

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	d. Services to Livestock (including horses)									C	C	3	100 feet from any property line; Requires outdoor kennels, runs, enclosures, etc. to be enclosed by a solid fence at least 6 feet in height; See City Code.
076	Farm Labor Management Services										P	28	
078	Landscape/Horticulture Services (except):			P*			P*	P*		P*	P*	4	
078	0781 Landscape Counseling and Planning	P	P	P			P	P		P	P	3	
08	FORESTRY											28	See <a href="#">Table 2-203</a> .
09	FISHING, HUNTING, TRAPPING											28	See <a href="#">Table 2-203</a> .
10-14	ALL MINING, EXTRACTION									C	C	8	Requires compliance with <a href="#">MZO, 1-500</a> .
15	BUILDING CONTRACTORS									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
16	HEAVY CONSTRUCTION CONTRACTORS									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
17	SPECIAL TRADE CONTRACTORS												Requires compliance with 3-600 for outdoor storage.
171	Plumbing, Heating, Air Conditioning			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
172	Painting, Paper Hanging, Decorating			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
173	Electrical			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
174	Masonry, Tile Setting, Plastering			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
175	Carpentering, Flooring (Interior)			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
176	Roofing, Sheet Metal Work									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
177	Concrete Work									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
178	Water Well Drilling									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	Misc. special trade contractors:												Requires compliance with 3-600 for outdoor storage.
179	1791 Structural Steel Erection									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1793 Glass, Glazing Work						P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1794 Excavation, Foundation Work									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1795 Wrecking, Demolition Work									P*	P*	4	Requires compliance with 3-600 for outdoor storage.

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<u>179</u>	1796 Installation of Equipment, NEC									P*	P*	4	<a href="#">Requires compliance with 3-600 for outdoor storage.</a>
<u>179</u>	1799 Special Trade Contractors, NEC (Ord. 2816 / 06-01-1992).									P*	P*	4	<a href="#">Requires compliance with 3-600 for outdoor storage.</a>
<b>20</b>	<b>FOOD, KINDRED PRODUCTS</b>									C*			<a href="#">See NOTE D-01.</a>
201	Meat Products									C*	P*	5	<a href="#">NOTE D-01:</a> Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with <a href="#">MZO 3-600</a> for outdoor storage; See <a href="#">Sec. 1-104</a> (H) regarding High Risk Uses (Ord. 2816 / 06-01-1992).
202	Dairy Products									C*	P*	5	<a href="#">See NOTE D-01.</a>
203	Canned, Preserved Fruits & Vegetables									C*	P*	5	<a href="#">See NOTE D-01.</a>
204	Grain Mill Products										P*	5	<a href="#">See NOTE D-01.</a>
205	Bakery Products									C*	P*	5	<a href="#">See NOTE D-01.</a>
206	Sugar, Confectionery Products										P*	5	<a href="#">See NOTE D-01.</a>
207	Fats, Oils										C*	5	<a href="#">See NOTE D-01.</a>
208	Beverages (except):										P*	5	<a href="#">See NOTE D-01.</a>
<u>208</u>	2083 Malt										C*	5	<a href="#">See NOTE D-01.</a>
<u>208</u>	2085 Distilled, Rectified, Blended Liquors										C*	5	<a href="#">See NOTE D-01.</a>

P = Permitted See [Sec. 3-201](#) (A).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201](#) (B).  
S = Special Exception See [Sec. 3-201](#) (C).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).



**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
209	Miscellaneous Food Preparation & Products									C*	C*	5	<a href="#">See NOTE D-01.</a>
21	TOBACCO PRODUCTS										C*	5	<a href="#">See NOTE D-01.</a>
22	TEXTILE MILL PRODUCTS										C*	5	<a href="#">See NOTE D-01.</a>
23	APPAREL, OTHER FABRIC PRODUCTS									P*	P*	5	<a href="#">See NOTE D-01.</a>
24	LUMBER, WOOD PRODUCTS EXCEPT FURNITURE										C*	5	<a href="#">See NOTE D-01.</a>
25	FURNITURE, FIXTURES									C*	P*	5	<a href="#">See NOTE D-01.</a>
26	PAPER & ALLIED PRODUCTS										P*	5	<a href="#">See NOTE D-01.</a>
27	PRINTING, PUBLISHING & ALLIED INDUSTRIES			C*			C*	P*		P*	P*	5	<a href="#">See NOTE D-01.</a> <small>Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-10411 regarding high risk uses (Ord. 28166-1-92).</small>
28	CHEMICALS, ALLIED PRODUCTS												<a href="#">See NOTE D-01.</a>
281	Industrial Inorganic Chemicals										C*	5	<a href="#">See NOTE D-01.</a>
282	Plastics, Synthetic, Fibers										C*	5	<a href="#">See NOTE D-01.</a>
283	Drugs										C*	5	<a href="#">See NOTE D-01.</a>
284	Detergents, Cosmetics, Toilet Preparations										C*	5	<a href="#">See NOTE D-01.</a>
285	Paints, Lacquers, Allied Products										C*	5	<a href="#">See NOTE D-01.</a>
286	Industrial Organic Chemicals										C*	5	<a href="#">See NOTE D-01.</a>
287	Agricultural Chemicals										C*	5	<a href="#">See NOTE D-01.</a>
289	Miscellaneous Chemical Products										C*	5	<a href="#">See NOTE D-01.</a>
29	PETROLEUM REFINING, RELATED INDUSTRIES										C*	5	<a href="#">See NOTE D-01.</a>

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
30	RUBBER, MISCELLANEOUS PLASTIC PRODUCTS										C*	5	<a href="#">See NOTE D-01.</a>
31	LEATHER, LEATHER PRODUCTS (except):										P*	5	<a href="#">See NOTE D-01.</a>
31	311   Leather Tanning, Finishing										C*	5	<a href="#">See NOTE D-01.</a>
32	STONE, CLAY, CONCRETE (except):										C*	5	<a href="#">See NOTE D-01.</a>
	a.   Concrete Batch Plants										C*	5	<a href="#">See NOTE D-01.</a>
33	PRIMARY METAL INDUSTRIES										C*	5	<a href="#">See NOTE D-01.</a>
34	FABRICATED METAL PRODUCTS (except):										P*	5	<a href="#">See NOTE D-01.</a> <small>Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1-92).</small>
348	Ordinance, Accessories										C*	5	<a href="#">See NOTE D-01.</a>
35	INDUSTRIAL, COMMERCIAL MACHINERY (except):										P*	5	<a href="#">See NOTE D-01.</a>
357	Computer, Office Equipment									C*	P*	5	<a href="#">See NOTE D-01.</a>
36	ELECTRICAL, ELECTRONIC EQUIPMENT, EXCEPT COMPUTER									C*	P*	5	<a href="#">See NOTE D-01.</a>
37	TRANSPORTATION EQUIPMENT										P*	5	<a href="#">See NOTE D-01.</a>
38	INSTRUMENTS											<del>Te</del>	<a href="#">See NOTE D-01.</a>
381	Detection, Guidance Instruments									C*	P*	5	<a href="#">See NOTE D-01.</a>
382	Measuring, Controlling Instruments									C*	P*	5	<a href="#">See NOTE D-01.</a>
383	Medical & Dental Instruments									C*	P*	5	<a href="#">See NOTE D-01.</a>
384	Ophthalmic Goods			C*			C*	<del>C*</del>		C*	P*	5	<a href="#">See NOTE D-01.</a>
386	Photographic Equipment, Supplies			C*			C*	<del>C*</del>		C*	P*	5	<a href="#">See NOTE D-01.</a>
387	Watches, Clocks			C*			C*	<del>C*</del>		C*	P*	5	<a href="#">See NOTE D-01.</a>

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<b>39</b>	<b>MISCELLANEOUS MANUFACTURING</b>												<a href="#">See NOTE D-01.</a>
391	Jewelry, Plated Ware			C*			C*	C*		C*	P*	5	<a href="#">See NOTE D-01.</a>
393	Musical Instruments			C*			C*	C*		C*	P*	5	<a href="#">See NOTE D-01.</a>
394	Toys, Sporting Goods			C*			C*	C*		C*	P*	5	<a href="#">See NOTE D-01.</a>
395	Pencils, Artist's Materials			C*			C*	C*		C*	P*	5	<a href="#">See NOTE D-01.</a>
396	Costume Jewelry, Notions			C*			C*	C*		C*	P*	5	<a href="#">See NOTE D-01.</a>
399	Miscellaneous Manufacturing Industries												<a href="#">See NOTE D-01.</a>
<a href="#">399</a>	3991 Brooms, Brushes									C*	P*	5	<a href="#">See NOTE D-01.</a> <small>Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district. Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district. Requires compliance with 3-600 for outdoor storage. See 1-104H regarding high risk uses (Ord. 2816/6-1-02).</small>
<a href="#">399</a>	3993 Signs, Advertising Displays									C*	P*	5	<a href="#">See NOTE D-01.</a>
<a href="#">399</a>	3995 Burial Caskets									C*	P*	5	<a href="#">See NOTE D-01.</a>
<a href="#">399</a>	3996 Linoleum, Hard Surface Flooring, NEC									C*	P*	5	<a href="#">See NOTE D-01.</a>
<a href="#">399</a>	3999 Manufacturing Industries, NEC (except):									C*	P*	5	<a href="#">See NOTE D-01.</a>
	a. Flammable, Explosive Products										C*	5	<a href="#">See NOTE D-01.</a>
<b>40</b>	<b>RAILROAD TRANSPORTATION (except):</b>	S	S	S			S	S		S	S	28	
	a. Railroad Passenger Terminal	S	S	S		P	S	P		P	P	26	

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
41	<b>LOCAL TRANSIT, HIGHWAY TRANSPORTATION (except):</b>	S	S	S		C	S	S		S	S	28	
	a. Transit or Bus Terminal (Ord. 3220 / 05-05-1998).	C	C	C		C	C	C		C	C	26	
	b. Bus Stop / Shelter	P	P	P		P	P	P	P[P]	P	P	28	
42	<b>MOTOR FREIGHT TRANSPORTATION, WAREHOUSING (except):</b> (Ord. 3220 / 05-05-1998).									C*	P*	5	See NOTE D-01. See Special Conditions on previous page.
	a. Miniwarehousing, Self-storage							C*		C*	C*		Requires compliance with Sec. 3-502 (Ord. 2816 / 06-01-1992).
43	<b>U.S. POSTAL SERVICE</b>	P	P	P		P	P	P		P	P	28	
44	<b>WATER TRANSPORTATION</b>									C	C	28	
45	<b>AIR TRANSPORTATION (except):</b>									C	C	28	Requires compliance with FAA regulations.
	a. Helicopter Landing Pad	C	C	C		C	C	C		C	C	28	
46	<b>PIPELINES</b>	S	S	S			S	S	S	S	S	28	Include natural gas transmission pipelines.
47	<b>TRANSPORTATION SERVICES (except):</b>										P	28	
472	Arrangement of Passenger Transportation (Travel Agents, Ticket Offices)	P	P	P		C	P	P		P	P	1	
4789	Transportation Services, NEC												
	a. Drone Delivery Service		C	C						C	P	28	Requires compliance with Sec. 3-513.
48	<b>COMMUNICATIONS (except):</b>					C				P	P	28	
	a. Utility Facilities	P	P	P		P	P	P	P	P	P	28	
	b. Business Office	P	P	P		C	P	P		P	P	3	

P = Permitted See Sec. 3-201 (A).  
[P] = Permitted only in conjunction with gasoline sales See Sec. 3.504  
C = Conditional Use See Sec. 3-201 (B).  
S = Special Exception See Sec. 3-201 (C).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit (CUP) if located in the TERRA Overlay District.

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	c. Telecommunications, Towers and Antennas (Ord. 3153/5-5-97)												Requires compliance with <a href="#">MZO 1-700</a> .
49	<b>ELECTRIC, GAS, SANITARY SEWER (except)</b>									P	P	28	
	a. a. Generating, Manufacturing, Treatment Plants										C	28	
	b. b. Sanitary Landfill										C	28	
	c. c. Utility Facilities	P	P	P		C	P	P	P	P	P	28	
	d. d. Business Office	P	P	P		C	P	P		P	P	3	
497	Irrigation Systems			P			P	P		P	P	28	
50	<b>WHOLESALE TRADE - DURABLE GOODS</b>												<a href="#">NOTE F-01</a> . Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; <a href="#">Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district</a> ; <a href="#">Requires compliance with MZO 3-600 for outdoor storage</a> ; <a href="#">See Sec. 1-104 (H) regarding High Risk Uses (Ord. 2816 / 06-01-1992)</a> .
501	Motor Vehicles, Auto Parts (Ord. 3220 / 05-05-1998).									C*	P*	5	<a href="#">See NOTE F-01</a> .
<a href="#">501</a>	5015 Motor Vehicle Parts, Used									C*	C*	5	<a href="#">See NOTE F-01</a> . <small>Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district. Requires compliance with 3-600 for outdoor storage. See 1-104H regarding high risk uses (Ord. 2816/6-1-92).</small>

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
502	Furniture, Home Furnishings									C*	P*	5	<a href="#">See NOTE F-01.</a>
503	Lumber, Other Construction Materials									C*	P*	5	<a href="#">See NOTE F-01.</a>
504	Professional, Commercial Equipment									C*	P*	5	<a href="#">See NOTE F-01.</a>
505	Metals, Minerals, except Petroleum									C*	P*	5	<a href="#">See NOTE F-01.</a>
506	Electrical Goods									C*	P*	5	<a href="#">See NOTE F-01.</a>
507	Hardware, Plumbing, Heating Equipment									C*	P*	5	<a href="#">See NOTE F-01.</a>
508	Machinery, Equipment									C*	P*	5	<a href="#">See NOTE F-01.</a>
509	Miscellaneous Durable Goods									C*	P*	5	<a href="#">See NOTE F-01.</a>
<a href="#">509</a>	5091 Sporting, Recreation Goods												<a href="#">See NOTE F-01.</a>
<a href="#">509</a>	5092 Toys, Hobby Goods									C*	P*	5	<a href="#">See NOTE F-01.</a>
<a href="#">509</a>	5093 Scrap, Waste Material (except):										C*	5	<a href="#">See NOTE F-01.</a>
<a href="#">509</a>	5094 Jewelry, Watches, Precious Stones									C*	P*	5	<a href="#">See NOTE F-01.</a>
<a href="#">509</a>	5099 Durable Goods, NEC									C*	P*	5	<a href="#">See NOTE F-01.</a>
<b>51</b>	<b>WHOLESALE TRADE - NONDURABLE GOODS</b>												<a href="#">See NOTE F-01.</a>
511	Paper, Paper Products									C*	P*	5	<a href="#">See NOTE F-01.</a>
512	Drugs, Drug Proprietaries, Sundries									C*	P*	5	<a href="#">See NOTE F-01.</a>
513	Apparel, Piece Goods, Notions									C*	P*	5	<a href="#">See NOTE F-01.</a>
514	Groceries, Related Products									C*	P*	5	<a href="#">See NOTE F-01.</a>

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

[illegible]

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

See [Sec. 3.504](#)

\* Refer to 4-800 - TERRA Overlay District:

An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit (CUP) if located in the TERRA Overlay District.

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<b>52</b>	<b>BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY</b>												Requires compliance with <a href="#">MZO 3-600</a> for outdoor storage.
521	Lumber, Other Building Materials			P			P	<del>P</del>		P	P	1	
523	Paint, Glass, Wallpaper Stores		P	P			P	<del>P</del>		P	P	1	
525	Hardware Stores		P	P			P	<del>P</del>		P	P	1	
526	Retail Nurseries, Garden Supply			P			P	<del>P</del>		P	P	1	Requires compliance with <a href="#">MZO 3-600</a> .
527	Mobile Home Dealers									C*	C*	8	Requires compliance with <a href="#">MZO 3-600</a> .
<b>53</b>	<b>GENERAL MERCHANDISE STORES</b>												
531	Department Stores		P	P			P	<del>P</del>		P	P	1	
533	Variety Stores		*C	*C			*C	<del>*C</del>		*C	*C	1	*If location meets <a href="#">Sec. 3-510 (A)</a> , allowed by CUP.
539	Miscellaneous General Merchandise Stores		P	P			P	<del>P</del>		P	P	1	
<b>54</b>	<b>FOOD STORES</b>												
541	Grocery Stores		P	P			P	<del>P</del>		P	P	1	
542	Meat, Fish Markets		P	P			P	<del>P</del>		P	P	1	
543	Fruit, Vegetable Markets		P	P			P	<del>P</del>		P	P	1	
544	Candy, Nut, Confectionery Stores		P	P			P	<del>P</del>		P	P	1	
545	Dairy Products Stores		P	P			P	<del>P</del>		P	P	1	
546	Retail Bakeries		P	P			P	<del>P</del>		P	P	1	
549	Miscellaneous Food Stores (except):		P	P		P	P	<del>P</del>		P	P	1	

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).



**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	a. Convenience Stores		C	C			C	<del>PA</del>	<del>P</del> [P] <sup>^</sup>	P <sup>^</sup>	P <sup>^</sup>	1	Permit in SS district only in conjunction with self-service gasoline sales. <sup>^</sup> Requires a CUP when the building is within 500 feet of a residential district or a public or private school.
	b. Outdoor Farmers Market							<del>C*</del>		C*	C*	7	Requires compliance with <a href="#">MZO 3-600</a> .
	c. Beverage Barns												Not permitted in any zoning district in the City of Mesquite.
<b>55</b>	<b>AUTOMOBILE DEALERS, SERVICE STATIONS</b>												Requires compliance with <a href="#">MZO 3-600</a> ; Permit without Conditional Use Permit ( <a href="#">CUP</a> ) if all sales, display, and storage is within an enclosed building.
551	Motor Vehicle Dealers (New & Used)			C*				<del>C*</del>		C*	C*	8	
552	Motor Vehicle Dealers (Used Only)							<del>C*</del>		C*	C*	8	
553	Auto & Home Supply Stores		P	P			P	<del>P</del>	<del>P</del> [P]	P	P	1	
554	Refueling Stations												(Ord. 4528 / 12-18-2017); (Ord. 4543 / 03-05-2018); (Ord. 4771 / 03-16-2020).
	a. Limited Fuel Sales (other than heavy load vehicles)		C	C			C		P <sup>^</sup>	P <sup>^</sup>	P <sup>^</sup>	1	Requires compliance with <a href="#">Sec. 3-504</a> . <sup>^</sup> Requires a Conditional Use Permit (CUP) when in conjunction with Heavy Load Vehicle Refueling. <sup>^</sup> Requires a CUP when the building is within 500 feet of a residential district or a public or private school.
	b. Truck Stop												Prohibited in the corporate limits of the City.
	c. Heavy load vehicle refueling									C	C		Requires compliance with <a href="#">Sec. 3-504</a> .
555	Boat Dealers									C*	C*	8	Requires compliance with <a href="#">MZO 3-600</a> ; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
556	Recreational Vehicles,									C*	C*	8	

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

See [Sec. 3.504](#)

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	Utility Trailers												
557	Motorcycle Dealers									C*	C*	8	Requires compliance with <a href="#">MZO 3-600</a> ; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
559	Automotive Dealers, NEC									C	C	8	
56	APPAREL, ACCESSORY STORES		P	P			P	P		P	P	1	
57	FURNITURE, HOME FURNISHINGS												
571	Furniture, Furnishings, except Appliances												
<a href="#">571</a>	5712 Furniture Stores		P	P			P	P		P	P	2	
<a href="#">571</a>	5713 Floor Covering Stores		P	P			P	P		P	P	1	
<a href="#">571</a>	5714 Drapery, Upholstery Stores		P	P			P	P		P	P	1	
<a href="#">571</a>	5719 Miscellaneous Home Furnishings		P	P			P	P		P	P	1	
572	Household Appliance Stores		P	P			P	P		P	P	2	
573	Radio, TV, Electronics, Music Stores		P	P			P	P	<a href="#">P[P]</a>	P	P	1	
58	EATING, DRINKING PLACES												<a href="#">(SS district; Ord 4201; 02-06-2012).</a>
<a href="#">58</a>	5812 Eating Places (except):		P	P			P	P	<a href="#">P[P]</a>	P	P	17	
	a. Drive-in Restaurants									P	P	17	
	b. Restaurant holding a Food &			C				C		C	C	18	Permits private club operated by fraternal or veterans organizations certified under Alcoholic Beverage Code without a

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**

An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
		Beverage Certificate with Private Club (Ord. 3922 /12-17-2007)												Conditional Use Permit (CUP) in districts designated; See SIC 864.
	c.	Mobile Food Unit Park ("MFU-Park")		P	P			P	P		P	P		Requires compliance with <a href="#">Sec. 3-512</a> .
<a href="#">58</a>	5813	Drinking Place with Private Club (except):												
	a.	Private Club in conjunction with full-service hotel (Ord. 3922 / 12-17-2007)			C+						C+			Restricted to the H-PC, MARE and MP-SC overlay districts. (+) indicates Permitted-By-Right in MARE and MP-SC; See MZO <a href="#">4-600</a> , <a href="#">4-700</a> and <a href="#">4-900</a> .
<b>59</b>	<b>MISCELLANEOUS RETAIL</b>													
591	Drug, Proprietary Stores			P	P			P	P		P	P	1	
592	Liquor Stores													Prohibit in all districts (Dry Area).
593	Used Merchandise Stores/Antique Stores (except): (Ord. 2799 / 03-16-1992).			C*	C*			C*	P*		C*	C*	1	See <a href="#">Sec. 3-202</a> (E).
	a.	Pawnshops (Ord. 2831 / 09-21-1992); (Ord. 2799 / 03-16-1992).										P*	1	Permits only establishments licensed under the Texas Pawnshop Act.
594	Miscellaneous Shopping Goods Stores													
<a href="#">594</a>	5941	Sporting Goods, Bicycle Shops		P	P			P	P		P	P	1	
<a href="#">594</a>	5942	Book Stores		P	P			P	P		P	P	1	
<a href="#">594</a>	5943	Stationery Stores		P	P			P	P		P	P	1	

P = Permitted See [Sec. 3-201](#) (A).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201](#) (B).  
S = Special Exception See [Sec. 3-201](#) (C).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<u>594</u>	5944 Jewelry Stores		P	P			P	P		P	P	1	
<u>594</u>	5945 Hobby, Toy, Game Shops		P	P			P	P		P	P	1	
<u>594</u>	5946 Camera, Photo Supply Shops		P	P			P	P		P	P	1	
<u>594</u>	5947 Gift, Novelty, Souvenir Shops		P	P			P	P		P	P	1	
<u>594</u>	5948 Luggage, Leather Goods Stores		P	P			P	P		P	P	1	
<u>594</u>	5949 Sewing, Needlework, Piece Goods Stores		P	P			P	P		P	P	1	
596	Non-Store Retailers												
<u>596</u>	5961 Catalog, Mail Order Houses			P			P	P		P	P	4	
<u>596</u>	5962 Automatic Machine Operators			P			P	P		P	P	4	
<u>596</u>	5963 Direct Selling Establishments			P			P	P		P	P	3	Includes retail sales offices only; See City Code for permitted door-to-door sales and sales from trucks or wagons; Requires licensing.
598	Fuel, Ice Dealers												
<u>598</u>	5983 Fuel, Oil Dealers										C	1	
<u>598</u>	5984 Liquified Petroleum Gas										C	1	
<u>598</u>	5989 Fuel Dealers, NEC												
599	Retail Stores, NEC												
<u>599</u>	5992 Florists		P	P			P	P		P	P	1	
<u>599</u>	5993 Tobacco Stores		P	P			P	P		P	P	1	
<u>599</u>	5994 News Dealers / Newsstands		P	P			P	P	P[P]	P	P	1	
<u>599</u>	5995 Optical Goods Stores		P	P			P	P		P	P	1	

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

See [Sec. 3.504](#)

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

P	= Permitted	See <a href="#">Sec. 3-201</a> (A).	<p><b>* Refer to 4-800 - TERRA Overlay District:</b>          An asterisk (*) indicates that the use requires approval of a Conditional Use Permit (<a href="#">CUP</a>) if located in the TERRA Overlay <a href="#">District</a>.</p>
[P]	= Permitted only in conjunction with gasoline sales	See <a href="#">Sec. 3.504</a>	
C	= Conditional Use	See <a href="#">Sec. 3-201</a> (B).	
S	= Special Exception	See <a href="#">Sec. 3-201</a> (C).	
NEC	= Not Elsewhere Classified		

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
60	<b>DEPOSITORY INSTITUTIONS (Banks, Savings, Credit Unions)</b>	P	P	P			P	P		P	P	3	<a href="#">See NOTE H-01.</a>
	a. Alternative financial establishments		C	C						C	C	1	<a href="#">NOTE H-01.</a> Requires compliance with <a href="#">Sec. 3-505</a> ; Check Cashing and Money Transfer businesses permitted without Conditional Use Permit (CUP) if the business is co-located within a free-standing building and/or suite where the primary use is a pawnshop, grocery store, or convenience store.
61	<b>NONDEPOSITORY INSTITUTIONS</b>	P	P	P			P	P		P	P	3	<a href="#">NOTE H-01.</a>
	a. Alternative financial establishments		C	C						C	C	1	<a href="#">NOTE H-01.</a> <small>Requires compliance with 3-505; Check Cashing and Money Transfer businesses permitted without Conditional Use Permit if the business is co-located within a free-standing building and/or suite where the primary use is a pawnshop, grocery store, or convenience store.</small>
62	<b>SECURITY, COMMODITY SERVICES</b>	P	P	P			P	P		P	P	3	
63	<b>INSURANCE CARRIERS</b>	P	P	P			P	P		P	P	3	
64	<b>INSURANCE AGENTS, BROKERS</b>	P	P	P			P	P		P	P	3	
65	<b>REAL ESTATE (except):</b>	P	P	P			P	P		P	P	3	
<a href="#">65</a>	6553 Cemetery Development/Operation	C	C	C		C	C	C		C	C	28	
67	<b>HOLDING &amp; OTHER INVESTMENT COMPANIES</b>	P	P	P			P	P		P	P	3	
70	<b>HOTELS, CAMPS, OTHER LODGING PLACES</b>												

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
701	Hotels, Motels													General service hotel/motel requires a minimum of 150 guest rooms and shall meet the design standards of <a href="#">Sec. 3-506</a> .
	a.	General Service Hotel/Motel			P			P	P		P	C	27	
	b.	Limited Service Hotel/Motel (Ord. 3137 / 02-03-1997).			C			C	C		C	C	27	Limited service hotel/motel includes any facility which does not meet the design conditions specified under "general services" hotel/motel.
702	Rooming, Boarding Houses												27	See <a href="#">Table 2-203</a> .
703	Camps, Trailing Parks										C	C	28	
704	Hotel, Lodging (Membership)												27	See <a href="#">Table 2-203</a> .
<b>72</b>	<b>PERSONAL SERVICES</b>													(Conditional Use Permit (CUP) required in TERRA only, for facilities larger than 3,500 square ft.)
721	Laundry, Cleaning, Garment Services													
<a href="#">721</a>	7211	Power Laundries, Family									P*	P*	1	
<a href="#">721</a>	7212	Garment Pressing & Laundry Agents									P	P	1	
<a href="#">721</a>	7213	Linen Supply									P	P	4	
<a href="#">721</a>	7215	Coin Operated Laundries/Dry Cleaning		P	P			P	P		P	P	1	
<a href="#">721</a>	7216	Dry Cleaning Plants, except Rug Cleaning									P	P	4	
<a href="#">721</a>	7217	Carpet, Upholstery Cleaning									P	P	4	
<a href="#">721</a>	7218	Industrial Launderers									P	P	4	

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<u>721</u>	7219 Laundry, Garment Services, NEC		P	P			P	P		P	P	1	Include laundry pick-up stations.
722	Photographic, Portrait Studios	C	P	P			P	P		P	P	3	
724	Barber Shops		P	P			P	P		P	P	1	
723	Beauty Shops		P	P			P	P		P	P	1	
725	Shoe Shine & Repair, Hat Cleaning Shop		P	P			P	P		P	P	1	
726	Funeral Service, Crematories (except):	P	P	P			P	P		P	P	16	
	a. Crematories									C	C	28	
729	Miscellaneous Personal Services	P	P	P			P	P		P	P	3	
<u>729</u>	7291 Tax Preparation Services												
<u>729</u>	7299 Miscellaneous Personal Services NEC (except)		P	P			P	P		P	P	1	
	a. Massage Parlors, Turkish & Steam Baths									C	C	1	See City Code for additional requirements; Requires licensing.
	b. Body Art/Decoration (Ord. 3309 / 07-19-1999).		C	C			C	C		C	C	1	See definitions. Requires use to be located a minimum of 1,000 feet from the nearest property line of the following uses: any residential district; any lot currently in residential use; any public or private school or day care center; any library; any park, playground, or other recreation facility, whether commercial, public or non-profit; any church, temple or other place of worship; any City owned property; and any other body/art decoration use. Requires State license.

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).



SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
73	BUSINESS SERVICES												
731	Advertising												
731	7311 Advertising Agencies	P	P	P			P	P		P	P	3	
731	7312 Outdoor Advertising Services							P		P	P	4	
731	7313 Media Advertising Representatives	P	P	P			P	P		P	P	3	
731	7319 Advertising, NEC			P			P	P		P	P	4	
732	Credit Reporting, Collection	P	P	P			P	P		P	P	3	
733	Reproduction, Stenographic Services												
733	7331 Direct Mail Advertising Services	P	P	P			P	P		P	P	3	

P	= Permitted	See <a href="#">Sec. 3-201 (A)</a> .			
[P]	= Permitted only in conjunction with gasoline sales		See <a href="#">Sec. 3.504</a>		
C	= Conditional Use	See <a href="#">Sec. 3-201 (B)</a> .			
S	= Special Exception	See <a href="#">Sec. 3-201 (C)</a> .			
NEC	= Not Elsewhere Classified				
			<b>* Refer to 4-800 - TERRA Overlay District:</b> An asterisk (*) indicates that the use requires approval of a Conditional Use Permit ( <a href="#">CUP</a> ) if located in the TERRA Overlay <a href="#">District</a> .		

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<u>733</u>	7334	Photocopying, Duplicating Services		P	P			P	P		P	P	1	
<u>733</u>	7335	Commercial Photography			P			P	P		P	P	3	
<u>733</u>	7336	Commercial Art, Graphics Design			P			P	P		P	P	3	
<u>733</u>	7338	Secretarial, Court Reporting Services	P	P	P			P	P		P	P	3	
734	Services to Buildings													
<u>734</u>	7342	Disinfecting, Exterminating			P*			P*	P*		P*	P*	4	
<u>734</u>	7349	Building Maintenance Services, NEC			P*			P*	P*		P*	P*	4	
735	Miscellaneous Equipment Rental, Leasing													
<u>735</u>	7352	Medical Equipment Rental			P			P	P		P	P	4	
<u>735</u>	7353	Heavy Construction Equipment Rental									C*	C*	4	Requires compliance with <a href="#">MZO 3-600</a> ; Permit without Conditional Use permit if all display and storage is within an enclosed building.
<u>735</u>	7359	Equipment Rental, NEC												See definition of household equipment
		a. Household Equipment Only		P	P			P	P		P	P	1	
		b. Equipment, other than household									C*	C*	4	Requires compliance with <a href="#">MZO 3-600</a> ; Permit without Conditional Use permit if all display and storage is within an enclosed building.

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
736	Personnel Supply Services	P	P	P			P	P		P	P	3	Permit labor pools where temporary employees meet on site for transportation in the I-District only.
737	Computer, Data Processing Services (except):	P	P	P			P	P		P	P	3	
	a. Computer Equipment Repair		P	P			P	P		P	P	4	
	b. Computer Sales / Rental		P	P			P	P		P	P	1	
738	Miscellaneous Business Services												
7381	Detective, Guard, Armored Car Services			P			P	P		P	P	4	
7382	Security Systems Services			P			P	P		P	P	4	
7383	News Syndicates			P			P	P		P	P	4	
7384	Photofinishing Laboratories			P			P	P		P	P	4	
7389	Business Services NEC (except):			C			P	P		P	P	4	
	a. Trading Stamp Services		P	P			P	P		P	P	1	
	b. Post Office Contract Station	P	P	P		C	P	P		P	P	1	
	c. Bail Bond Services (licensed under Texas Occupations Code			C						P	P		Not permitted within any overlay district. Shall not be located within 200 feet of another bail bond business. Premises shall be fully visible from a public street. No outdoor pay phones.

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
75	<b>AUTOMOTIVE REPAIR, SERVICES</b>												Requires parking/storage for rental vehicles to be in addition to spaces required by <a href="#">MZO 3-400</a> ; Permit without Conditional Use Permit (CUP) if all display and storage is within an enclosed building.
751	Automotive Rental, Leasing												
<a href="#">751</a>	7513 Truck Rental, Leasing							C*	C*	C*	C*	6	
<a href="#">751</a>	7514 Passenger Car Rental		P	P			P	P		P	P	6	Requires parking/storage of rental vehicles to be in addition to spaces required by <a href="#">MZO 3-400</a> .
<a href="#">751</a>	7515 Passenger Car Leasing		P	P			P	P		P	P	6	
<a href="#">751</a>	7519 Trailer, RV Rental, Leasing							C*	C*	C*	C*	6	Requires parking/storage for rental vehicles to be in addition to spaces required by <a href="#">MZO 3-400</a> ; Permit without Conditional Use Permit if all display and storage is within an enclosed building.
752	Automobile Parking (Lots and Structures)												
	a. Automobiles, Trucks, and Vans not exceeding ¾ ton		P	P		P	P	P		P	P	28	See definitions; Refers to parking as a principal use.
	b. Light Load Vehicles									P	P	28	See definitions; Refers to parking as a principal use.
	c. Heavy Load Vehicles									C*	P*	28	
753	Automobile Repair Shops												See definitions.
	a. Minor Automobile Repair		P	P			P	P	P[P]	P	P	6	

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

See [Sec. 3.504](#)

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	b.	Major Automobile Repair							P*		P*	P*	6	See definitions; Requires enclosed building located at least 50 feet from any residential district; Requires compliance with <a href="#">MZO 3-600</a> .
	c.	Collision Services							C*		P*	P*	6	
754		Automotive Services, Except Repair												Requires location at least 100 feet from any residential district.
<a href="#">754</a>	7542	Car Washes, including Detail Shops		C	P			P	P	P[P]	P	P	28	
<a href="#">754</a>	7549	Other Automotive Services (except):							P		P	P	6	
	a.	Diagnostic, Inspection Services		P	P			P	P	P[P]	P	P	6	
	b.	Towing / Wrecker Service									P*	P*	6	Requires compliance with <a href="#">MZO 3-600</a> ; Storage of vehicles on site is prohibited in SS-District.
76		<b>MISCELLANEOUS REPAIR SERVICES</b>												
762		Electrical Repair Shops												
<a href="#">762</a>	7622	Radio & Television Repair		P	P			P	P		P	P	4	
<a href="#">762</a>	7623	Refrigeration, Air Conditioning Repair			P*			P*	P*		P*	P*	4	
<a href="#">762</a>	7629	Electrical, Electronic Repair, NEC			P			P	P		P	P	4	
763		Watch, Clock, Jewelry Repair		P	P			P	P		P	P	4	

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

See [Sec. 3.504](#)

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
764	Reupholstery, Furniture Repair			C*	P*			P*	P*		P*	P*	4	
769	Miscellaneous Repair Shops													Requires enclosed building located at least 100 feet from any residential district.
769	7692	Welding Shops							P*		P*	P*	4	
769	7694	Armature Rewinding Shops							P*		P*	P*	4	
769	7699	Repair Shops, Services, NEC (except)							P		P	P	4	
	a.	Camera Repair		P	P			P	P		P	P	4	
	b.	Key Duplicating, Locksmiths		P	P			P	P		P	P	1	
	c.	Musical Instrument Repair		P	P			P	P		P	P	4	
	d.	Office Equipment, Typewriter Repair		P	P			P	P		P	P	4	
	e.	Metalsmiths									P*	P*	4	
	f.	Boiler, Tank, Cleaning & Repair									P*	P*	4	
	g.	Septic Tank Cleaning									P*	P*	4	
	h.	Farm Machinery Repair									C*	P*	4	Requires compliance with <a href="#">MZO 3-600</a> .
	i.	Heavy Equipment, Machinery Repair									C*	P*	4	Requires compliance with <a href="#">MZO 3-600</a> .
78	MOTION PICTURES													

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
781	Motion Picture Production				P			P	P		P	P	28	
782	Motion Picture Distribution				P			P	P		P	P	28	
783	Motion Picture Theaters													
783	7832	Motion Picture Theaters (except drive-in)		P	P			P	P		P	P	10	
783	7833	Drive-in Motion Picture Theaters									C	C	28	
784	Video Tape Rental			P	P			P	P		P	P	1	
79	AMUSEMENT & RECREATION SERVICES													
791	Dance Studios, Schools (except):			P	P			P	P		P	P	1	
	Reception Facilities													
	a.	Minor Reception Facility												
	a-1.	Minor Reception Facility NOT within		P	P			P	P		P	P	11	Requires compliance with <a href="#">Sec. 3-508 (A)</a> .

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	500 feet of a Residential District												
	a-2. Minor Reception Facility within 500 feet of a Residential District		C	C			C	G		C	C	11	Requires a CUP when the Facility is located within 500 feet of a residential district. Requires compliance with <a href="#">Sec. 3-508</a> (A).
	b. Major Reception Facility							G		C	C	11	Facilities are required to be located at least 500 feet from any residential district. Requires compliance with <a href="#">Sec. 3-508</a> (A).
792	Theatrical Producers, Banks, Entertainers												
<u>792</u>	7922 Theatrical Producers (except):			P		C	P	P		P	P	28	
	a. Ticket Agencies, Entertainment		P	P			P	P		P	P	3	
<u>792</u>	7929 Bands, Other Entertainment Groups			P		C	P	P		P	P	28	
793	Bowling Centers			C				G		C	C	19	Requires buildings to be located at least 100 feet from any residential district.
794	Commercial Sports									C	C	10	Prohibits outdoor activities within 500 feet of any residential district; Requires buildings for indoor sports to be located at least 100 feet from any residential district.
799	Miscellaneous Amusement, Recreation Services												
<u>799</u>	7991 Physical Fitness Facilities		P	P		C	P	P		P	P	1	
<u>799</u>	7992 Public Golf Course	P	P	P		C	P	P		P	P	14	
<u>799</u>	7993 Coin-operated Amusement Gameroom (More than two Machines)		C	C			C	G		C	C	11	Requires compliance with <a href="#">Sec. 3-507</a> . Requires one customer restroom each for male and female. Requires licensing.

P = Permitted See [Sec. 3-201](#) (A).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201](#) (B).

S = Special Exception See [Sec. 3-201](#) (C).

NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**

An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).



**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<u>799</u>	7996	Amusement Parks (Outdoor)									C	C	13	Prohibits outdoor activities within 500 feet of any residential district.
<u>799</u>	7997	Membership Recreation Clubs (except):			C		C		G		C	C	28	
		a. Indoor Sports, Athletic Clubs		P	P		C	P	P		P	P	1	
		b. Country Clubs	C	P	P		C	P	P		P	P	14	
<u>799</u>	7999	Amusement, Recreation Service, NEC												Prohibits outdoor activities within 200 feet of any residential district.
		a. Outdoor Facilities, Activities (Includes miniature golf, driving ranges, go-cart tracks, skateboard parks, etc.)									C	C	13	Prohibits outdoor activities within 200 feet of any residential district.
		b. Indoor Facilities, Activities (Includes billiard and bingo parlors, slot car tracks, etc.) (except c-g)			C		C		G		C	C	12	Requires buildings to be located at least 100 feet from any residential district.
		c. Commercial Art Galleries, Museums	P	P	P		P	P	P		P	P	15	
		d. Sports Instruction (Indoor)		P	P			P	P		P	P	1	
		e. Ticket Agencies, Sports/Recreation		P	P			P	P		P	P	1	
		f. Escape Rooms		P	P		P	P	P		P	P	12	(Ord. 4419 / 03-21-2016)

P = Permitted See [Sec. 3-201 \(A\)](#).  
[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
C = Conditional Use See [Sec. 3-201 \(B\)](#).  
S = Special Exception See [Sec. 3-201 \(C\)](#).  
NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION			O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
		g.	Recreational & Entertainment Facilities		P	P				P		P	P	28	
80	HEALTH SERVICES														<a href="#">NOTE I-01:</a> Requires Parking Standard #26 if providing non-emergency outpatient services on a first-come basis with no appointments.
801	Offices of Doctors of Medicine			P	P	P			P	P		P	P	3	<a href="#">See NOTE I-01.</a>
802	Offices of Dentists			P	P	P			P	P		P	P	3	<a href="#">See NOTE I-01.</a>
803	Offices of Doctors of Osteopathy			P	P	P			P	P		P	P	3	<a href="#">See NOTE I-01.</a>
804	Offices of Other Health Practitioners			P	P	P			P	P		P	P	3	<a href="#">See NOTE I-01.</a>
805	Nursing & Personal Care Facilities			P	P	P		P	P	P		P	P	24	
806	Hospitals														
<a href="#">806</a>	8062	General Medical, Surgical Hospitals		C	P	P		P	P	P		P	P	25	
<a href="#">806</a>	8063	Psychiatric Hospitals		C	P	P		C	P	P		P	P	25	Prohibits buildings housing psychiatric patients within 250 feet of any residential district.
<a href="#">806</a>	8069	Specialty Hospitals, except Psychiatric		C	P	P		C	P	P		P	P	25	
807	Medical, Dental Laboratories			P	P	P			P	P		P	P	3	
808	Home Care Services			P	P	P			P	P		P	P	28	
809	Health, Allied Services, NEC														
<a href="#">809</a>	8092	Kidney Dialysis Centers		P	P	P			P	P		P	P	3	

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**

An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
809	8093 Specialty Outpatient Facilities NEC	P	P	P			P	P		P	P	3	
809	8099 Health, Allied Services NEC	P	P	P			P	P		P	P	3	
81	<b>LEGAL SERVICES</b>	P	P	P			P	P		P	P	3	
82	<b>EDUCATIONAL SERVICES</b>												
821	Elementary, Secondary Schools	C	C	C		C	C	C		C	C	21	Requires compliance with <a href="#">Sec. 3-509</a> .
822	Universities, Junior Colleges	P	P	P		P	P	P		P	P	22	
823	Libraries	P	P	P		P	P	P		P	P	15	
824	Vocational Schools (except):		P	P		C	P	P		P	P	23	
	a. Truck Driving and Equipment Operating Schools									P	P	23	
829	Schools, Educational Services, NEC		P	P		C	P	P		P	P	23	
83	<b>SOCIAL SERVICES</b>												Includes senior citizen centers and day care for the elderly and handicapped.

P	= Permitted	See <a href="#">Sec. 3-201 (A)</a> .	
[P]	= Permitted only in conjunction with gasoline sales	See <a href="#">Sec. 3.504</a>	
C	= Conditional Use	See <a href="#">Sec. 3-201 (B)</a> .	
S	= Special Exception	See <a href="#">Sec. 3-201 (C)</a> .	
NEC	= Not Elsewhere Classified		

**\* Refer to 4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
832	Individual, Family Social Services	P	P	P		C	P	P		P	P	3	
833	Job Training, Vocational Rehabilitation			P		C	P	P		P	P	3	
835	Child Day Care Services (except):	C	C	P		P	P	P		P	P	20	Requires a circular or similar drive, covered at the building entrance, with loading/unloading space for 1 vehicle for each 500 square feet of gross floor area (not required for drop-in care located in multitenant building); Requires State licensing. (Ord. 2816 / 06-01-1992).
	a. Home Day Care												See <a href="#">Sec. 2-203</a> and Definitions.
836	Residential Care												<a href="#">NOTE I-02.</a> See <a href="#">Sec. 2-203</a> for Community Homes and Group Homes; Classify halfway houses or correctional facilities for delinquents and offenders as 9223; See <a href="#">MZO 2-800</a> for parking requirements.
	a. Community Home (2 per bedroom with a maximum of 8 persons)												<a href="#">See NOTE I-02.</a>
	b. Group Home (9-15 persons)												<a href="#">See NOTE I-02.</a>
	c. Residential Care Institution (16 or more persons)	C	C	P			P	P		P	P	24	
839	Social Services, NEC			P			P	P		P	P	3	
84	<b>MUSEUMS, ART GALLERIES, ARBORETA, ZOOS</b>												
841	Museums, Art Galleries	P	P	P		P	P	P		P	P	15	
842	Arboreta, Botanical Gardens (except):	P	P	P		P	P	P		P	P	28	
	a. Zoological Gardens	C	C	C		P	C	C		C	C	28	
86	<b>MEMBERSHIP ORGANIZATIONS</b>												

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**

An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
861	Business Associations	P	P	P			P	P		P	P	3	
862	Professional Membership Organizations	P	P	P		C	P	P		P	P	3	
863	Labor Organizations	P	P	P			P	P		P	P	3	
864	Civic, Social, Fraternal Organizations (except):	P	P	P		P	P	P		P	P	12	Permits facilities which involve dancing or a private club (alcohol) only in the LC, CB, C or I Districts.
	a. If including commercial amusement and recreation (SIC 79).			C				C		C	C	11	
865	Political Organizations	P	P	P			P	P		P	P	3	
866	Religious Organizations (Churches)	P	P	P		P	P	P		P	P	9	Use Parking Standard #3, if office use only; Permits parsonages.
869	Membership organizations, NEC	P	P	P		C	P	P		P	P	3	
<b>87</b>	<b>ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT SERVICES</b>												
871	Engineering, Architectural, Surveying	P	P	P			P	P		P	P	3	
872	Accounting, Auditing, Bookkeeping	P	P	P			P	P		P	P	3	
873	Research, Development, Testing	P	P	P			P	P		P	P	3	
874	Management, Public Relations	P	P	P			P	P		P	P	3	Classify prisons and correctional facilities as 9223.
<b>88</b>	<b>PRIVATE HOUSEHOLDS</b>												See <a href="#">Sec. 2-203</a> : Accessory Uses.
<b>89</b>	<b>MISCELLANEOUS SERVICES, NEC</b>	P	P	P			P	P		P	P	3	

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**

An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**

Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	All public administration (except):		P	P	P		P	P	P		P	P	28	Permits offices of governmental functions; Classify non-office functions according to the nature of the use and permit in districts allowing similar activities.
	9223	Correctional Institutions (except):			C			C	G		C	C	28	Includes privately operated and/or managed prisons, correctional facilities, and halfway houses.
	a.	Halfway Houses (Maximum 15 persons)	C	C	C		C	C	G		C	C	28	<u>Includes privately operated and/or managed prisons, correctional facilities, and halfway houses.</u>
	<b>ALL RESIDENTIAL USES</b>							P	P					Permits housing types set out in R-3, D, and A-3 Districts, when in compliance with all regulations and standards for housing type as set out in Part 2; Requires PD district for other types of housing.
1	<b>DETACHED ACCESSORY BUILDINGS</b> (Buildings, canopies, fences, signs, swimming pools, antenna, satellite dishes, flagpoles).		P	P	P		P	P	P	P	P	P		Requires compliance with <a href="#">MZO 3-700</a> .
2	<b>PARKING</b>		P	P	P		P	P	P	P	P	P		All parking areas shall comply with the standards set out in <a href="#">MZO 3-400</a> and <a href="#">MZO 3-600</a> ; Parking on unpaved surfaces shall be prohibited. See City code for regulation of heavy load vehicle parking.
3	<b>OUTDOOR DISPLAY &amp; STORAGE</b>		*	*	*			*	*	*	*	*		Requires compliance with <a href="#">MZO 3-600</a> .
4	<b>PRODUCTION FOR RETAIL SALE</b>			P	P			P	P		P	P		Requires products produced on premises to be sold for retail primarily on the premises, unless production is permitted use in the district.

P = Permitted See [Sec. 3-201 \(A\)](#).

[P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)

C = Conditional Use See [Sec. 3-201 \(B\)](#).

S = Special Exception See [Sec. 3-201 \(C\)](#).

NEC = Not Elsewhere Classified

\* **Refer to 4-800 - TERRA Overlay District:**

An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

**EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.**  
 Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
 P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
5	LIMITED RETAIL	P				P							Permits retail/services uses which are allowed in the GR-District to be located in the O-District when entirely within an enclosed building with no exterior entrance to the retail/service use, no exterior on-site advertising or signs, and occupying no more than 10% of the total building area, provided such uses are secondary and complementary to the main office and provide services primarily to office tenants and clients.
6	REFUSE CONTAINER (Ord. 3496 / 04-15-2002).	P	P	P		P	P	P	P	P	P		Prohibits location in a required front or exterior side yard; Requires screening from adjacent streets and residential districts on three sides by construction of a solid masonry fence at least 6 feet in height, provided that no fence shall be required on any sides which are screened by the location of a building or other screening fence. Masonry materials shall be similar to masonry on the main structure. An opening, a minimum 12 feet in width, shall be provided on the fourth side for access by refuse collectors. Such opening shall be situated so that the container is not visible at an angle of greater than 45 degrees from adjacent streets. The Development Review Committee may approve a container location in a required front or exterior side yard or at a greater angle when no other reasonable location is available and may stipulate additional screening requirements in such circumstances.
7	COIN-OPERATED AMUSEMENT DEVICES	P	P	P			P	P		P	P		Permits a maximum of two machines. Requires licensing. Requires compliance with <a href="#">Sec. 3-507</a> . Classify more than two machines as a primary use under 7993.
8	LANDSCAPE IRRIGATION SYSTEMS	P	P	P		P	P	P	P	P	P		
9	PONDS (Over 1½ feet deep)	S	S	S		P	S	S	S	S	S		

P = Permitted See [Sec. 3-201 \(A\)](#).  
 [P] = Permitted only in conjunction with gasoline sales See [Sec. 3.504](#)  
 C = Conditional Use See [Sec. 3-201 \(B\)](#).  
 S = Special Exception See [Sec. 3-201 \(C\)](#).  
 NEC = Not Elsewhere Classified

**\* Refer to 4-800 - TERRA Overlay District:**  
 An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

EXHIBIT C TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.  
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.  
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
10	DRIVE-THROUGH FACILITIES (Ord. 3019 / 03-06-1995).	P	P	P			P	P	P[P]	P	P		Requires a setback of at least 50 feet from any residential district for any drive-through service: For facilities using remote order station or other remote speakers, requires installation of a masonry noise barrier at least 8 feet in height between the drive-through facility and any residential district, provided that a building shall be considered to be a noise barrier. Requires compliance with <a href="#">Sec. 3-402 (C)</a> regarding stacking lanes.
11.	ACCESSORY ELECTRIC VEHICLE CHARGING STATION	P	P	P		P	P	P	P	P	P		See definitions in <a href="#">Sec. 6-102</a> ; and Requires compliance with <a href="#">Section 3-702 (G)</a> .
12.	ACCESSORY DRONE DELIVERY		P	P			P	G		P	P		Requires compliance with <a href="#">Sec. 3-513</a> .

(Ord. No. 2650, 12-18-89; Ord. No. 2723, § 1, 2-4-91; Ord. No. 2799, § 1, 3-16-92; Ord. No. 2816, § 1(a), (b), (h), (i), 6-1-92; Ord. No. 2831, § 1, 9-21-92; Ord. No. 3019, § 1(c), 3-6-95; Ord. No. 3097, § 1, 6-17-96; Ord. No. 3137, § 1, 2-3-97; Ord. No. 3153, § 1(A), 5-5-97; Ord. No. 3220, § 1, 5-5-98; Ord. No. 3309, § 1.A., 7-19-99; Ord. No. 3496, § 1, 4-15-02; Ord. No. 3848, § 1, 1-2-07; Ord. No. 3922, § 1(1), 12-17-07; Ord. No. 3959, §§ 1(2), 1(3) 5-19-08; Ord. No. 3963, § 1(1), 6-16-08; Ord. No. 4035, § 1, 2-16-09; Ord. No. 4161, § 1, 7-5-11; Ord. No. 4201, § 1(1), 2-6-12; Ord. No. 4210, § 1(3), 4-16-12; Ord. No. 4269, § 1, 7-1-13; Ord. No. 4528, § 1(1), 12-18-17; Ord. No. 4541, § 1(1), 2-19-18; Ord. No. 4543, § 1(1), 3-5-18; Ord. No. 4562, § 1(3), 5-7-18; Ord. No. 4583, § 1(1), 7-16-18; Ord. No. 4585, § 1(1), 8-6-18; Ord. No. 4693, § 1, 7-1-19; Ord. No. 4771, § 1(Exh. A(A), (B)), 3-16-20; Ord. No. 4797, § 2(Exh. A), 8-3-20; Ord. No. 4820, §§ 2, 3, 10-19-20; Ord. No. 4839, § 2(1), 1-4-21; Ord. No. 4868, § 2(Exh. A), 6-7-21; Ord. No. 5050, § 2(Exh. A), 8-21-23; Ord. No. 5121, 2(Exh. A), 8-5-24; Ord. No. 5130, § 2(Exh. A), 8-19-24)

P	= Permitted	See <a href="#">Sec. 3-201 (A)</a> .		
[P]	= Permitted only in conjunction with gasoline sales		See <a href="#">Sec. 3.504</a>	
C	= Conditional Use	See <a href="#">Sec. 3-201 (B)</a> .		
S	= Special Exception	See <a href="#">Sec. 3-201 (C)</a> .		
NEC	= Not Elsewhere Classified			

\* Refer to **4-800 - TERRA Overlay District:**  
An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).



EXHIBIT D TO ORDINANCE NO. 5189; ZTA NO. 2025 – 03.

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 4. Repealing 4-900 – Military Parkway-Scyene Corridor Overlay District

P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

## MESQUITE CITY CODE

\* \* \*

### APPENDIX C – MESQUITE ZONING ORDINANCE (MZO)

\* \* \*

#### PART 4. – PD, SPECIAL PURPOSE ZONING DISTRICTS, AND OVERLAY DISTRICTS

\* \* \*

*[Editor's Note: Make the following revisions with additions identified in green font and underlined and deletions identified in ~~red font with strikethrough~~.]*

#### **4-900 – RESERVED. ~~MILITARY PARKWAY-SCYENE CORRIDOR OVERLAY DISTRICT~~**

*[Editor's Note: Repeal 4-900 in its entirety and reserve the section.]*

\* \* \*