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ORDINANCE NO. 5282
Zoning Text Amendment No. 2026 – 05

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A MESQUITE ZONING ORDINANCE TEXT AMENDMENT, ZTA NO. 2026-05, THEREBY REVISING APPENDIX C – ZONING ORDINANCE, BY MAKING ADDITIONS AND DELETIONS TO CERTAIN SECTIONS IN PARTS 3, 4, AND 6 FOR THE PURPOSE OF ADDING AND/OR REVISING REGULATIONS FOR CAR WASHES, AND RELATED DEFINITIONS; AND INCLUDES OTHER GENERAL UPDATES RELATED THERETO; AND FOR THE PURPOSE OF MAKING CORRECTIONS TO RECENT OMISSIONS IN THE TABLE LOCATED IN MZO, PART 3, 3.200, SECTION 3.203 (NONRESIDENTIAL DISTRICTS: SCHEDULE OF PERMITTED USES—CONTENTS TO SIC CODES) 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, 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, this City of Mesquite, Texas ("**City"**) Zoning Text Amendment (**No. ZTA 2026-05**) updates the City's regulations for Car Washes; and

WHEREAS, the proposed amendments (**EXHIBIT A**) would establish a more comprehensive framework for the location, development, and operation of Car Washes and address potential impacts on surrounding properties; and

WHEREAS, the existing regulations allow Car Washes in several nonresidential zoning districts and provide limited use-specific standards beyond the general separation requirement applicable to automotive service uses; and

WHEREAS, recent development interest in new Car Wash facilities prompted the City to evaluate whether the existing regulations adequately address the land-use and operational characteristics of contemporary car-wash development; and

WHEREAS, modern Car Washes can generate high-volume vehicle queuing, outdoor vacuum activity, noise from dryers, blowers, vacuum systems, and other equipment, lighting, and extended operating hours that may affect surrounding properties; and

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WHEREAS, the proposed amendments establish standards specifically tailored to Car Washes rather than relying primarily on general regulations applicable to automotive service uses; and

WHEREAS, the amendments are intended to provide clearer expectations for new development, address compatibility with surrounding properties, and provide additional discretionary review for Car Washes proposed in certain nonresidential districts; and

WHEREAS, the amendments revise the Schedule of Permitted Uses to prohibit Car Washes within the Town East Retail and Restaurant Area ("**TERRA**") Overlay District, consistent with the overlay district's purpose of maintaining the viability of the Town East retail and entertainment area; and

WHEREAS, Car Washes continue to be prohibited in the Office and CV zoning districts; the amendments require a Conditional Use Permit ("**CUP**") for Tunnel Car Washes in the GR–General Retail, LC–Light Commercial, MU–Mixed-Use, and C–Commercial districts; retain existing use permissions for other types of Car Washes in those districts; permit Car Washes operated in conjunction with gasoline sales in the SS–Service Station district, while requiring a CUP for stand-alone Car Washes in that district; and continue to permit Car Washes by right in the I–Industrial district; and

WHEREAS, the amendments represent a policy update and provide clarification regarding how Car Wash uses are categorized, reviewed, and developed in Mesquite; and

WHEREAS, this is a zoning text amendment only—no property is being rezoned, no zoning district boundary is being changed, and no specific project is being approved; and

WHEREAS, in addition to local regulation, Section 211.019 of the Texas Local Government Code offers further protections to property owners and lessees impacted by zoning changes. *In general*, if a municipality requires the cessation of a legal nonconforming *use*, it must either (1) compensate the owner or lessee for direct costs and loss in market value, or (2) allow continued operation of the *use* until those losses are recovered; and

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

WHEREAS, upon the effective date of this ordinance, some existing Car Washes predating this ordinance may become legal nonconforming *uses*, whereby they may continue to operate, but they may not be expanded, relocated, or replaced without full compliance with the new standards in accordance with MZO, Part 1, 1.300 (Nonconforming Situations and Amortization of Nonconforming Uses), and Section 1.302 (Nonconforming Uses); and

WHEREAS, this ZTA also makes corrections to recent *omissions* in the Table located in MZO, Part 3, 3.200, Section 3.203 (Nonresidential Districts: Schedule of permitted uses—Contents to SIC codes) (**EXHIBIT B**); 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

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WHEREAS, the City may regulate the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes pursuant to Texas Local Government Code, Title 7, Subtitle A, Chapter 211, Section 211.003; 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

WHEREAS, on **October 12, 2026**, 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; 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 Parts 3, 4, and 6.
The Mesquite Zoning Ordinance is hereby amended by making certain additions and deletions as identified in **EXHIBIT A** and said Exhibit is 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.

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SECTION 3. **Mesquite Zoning Ordinance Text Amendment.**
Amending Part 3, 3.200, Sec. 3.203 (Nonresidential Districts: Schedule of Permitted Uses – Contents to SIC Codes).
The Mesquite Zoning Ordinance is hereby amended by making certain corrections to recent *omissions* as identified in **EXHIBIT B** and said Exhibit is 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 4. **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 5. **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.

SECTION 6. **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 7. **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 8. **Publication.**
This Ordinance shall be published in the City's official newspaper in accordance with Mesquite City Charter, Article IV, Section 24.

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SECTION 9. **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 19th DAY OF OCTOBER 2026.

Signed by:
Daniel Alemán, Jr.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

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

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EXHIBIT A

To Ordinance No. 5282
ZTA2026-05

City of Mesquite, Texas
Mesquite City Code
Appendix C – Mesquite Zoning Ordinance

Amending Parts 3, 4, and 6
Regarding Car Washes

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MESQUITE CITY CODE

APPENDIX C – MESQUITE ZONING ORDINANCE

* * *

PART 3. - NONRESIDENTIAL DISTRICTS

* * *

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

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 (Table of Contents) 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 TABLE 3-203 in numerical sequence.

TABLE OF CONTENTS: SIC Code/Use Schedule Description for TABLE 3.203				Page
Division	**A:**	**Agriculture, forestry, and fishing**		**2186**
		01	Crop production	
		02	Livestock production	
		07	Agricultural services	
Division	**B:**	**Mining, extraction**		**2187**
		10	Metal mining	
		12	Coal mining	
		13	Oil and gas extraction	
		14	Mining and quarrying of nonmetallic minerals	
Division	**C:**	**Construction**		**2187**
		15	Building contractor	
		16	Heavy construction contractors	
		17	Special trade contractors	
Division	**D:**	**Manufacturing**		**2188**
		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	

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TABLE OF CONTENTS: SIC Code/Use Schedule Description for TABLE 3.203				Page
Division	**E:**	**Transportation, communications, electric, gas, and sanitary services**		**2191**
		40	Railroad transportation	
		41	Local transit, highway transportation	
		42	Motor freight transportation, warehousing	
		43	Postal service	
		44	Water transportation	
		45	Air transportation	
		46	Pipelines	
		47	Transportation services	
		48	Communications	
		49	Electric, gas, sanitary services	
Division	**F:**	**Wholesale trade**		**2192**
		50	Durable goods	
		51	Nondurable goods	
Division	**G:**	**Retail trade**		**2193**
		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	
Division	**H:**	**Finance, insurance, and real estate**		**2197**
Division	**I:**	**Services**		**2198**
		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	
Division	**J.**	**Public administration**		**2202.7**
Division	**K:**	**Residential**		**2202.8**
See Next Page				

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TABLE OF CONTENTS: SIC Code/Use Schedule Description for TABLE 3.203				Page
Division	**L:**	**Accessory uses and structures**		**2202.8**
		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)	
		10	Drive-Through Facilities	
		11	Accessory Electric Vehicle Charging Station	
		12	Accessory Drone Delivery	
		13	Accessory Data Centers	
		14	Small-Scale Battery Energy Storage System (BESS)	

See Next Page

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TABLE 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.]

SIC CODE	USE DESCRIPTION		O	GR	LC	CV	MU	SS	C	I	PKNG STND	SPECIAL CONDITIONS
							* * *					
DIVISION I. SERVICES												
							* * *					
75	**AUTOMOTIVE REPAIR, SERVICES**											Requires parking/storage for rental vehicles to be in addition to spaces required by MZO 3.400; Permit without Conditional Use Permit (CUP) if all display and storage is within an enclosed building.
751	Automotive Rental, Leasing											
751	7513	Truck Rental, Leasing						C*	C*	C*	6	
751	7514	Passenger Car Rental		P	P		P		P	P	6	Requires parking/storage of rental vehicles to be in addition to spaces required by MZO 3.400.
751	7515	Passenger Car Leasing		P	P		P		P	P	6	
751	7519	Trailer, RV Rental, Leasing						C*	C*	C*	6	Requires parking/storage for rental vehicles to be in addition to spaces required by MZO 3.400; 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.

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	PKNG STND	SPECIAL CONDITIONS
752	Automobile Parking (Lots and Structures)										
	a. Automobiles, Trucks, and Vans not exceeding ¾ ton		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	6	
	b. Major Automobile Repair							P*	P*	6	See definitions; Requires enclosed building located at least 50 feet from any residential district; Requires compliance with MZO 3.600.
	c. Collision Services							P*	P*	6	
754	Automotive Services, Except Repair										Requires location at least 100 feet from any residential district.
754	7542 Car Washes, including Detail Shops		~~C~~	~~P~~		~~P~~	~~*[P]*~~	~~P~~	~~P~~	~~28~~	• **Car Washes are prohibited within the TERRA Overlay District.**
	a. Tunnel Car Washes		C	C		C	*[P]*	C	P	30	• Requires compliance with Section 3.517. • The residential separation requirement of Section 3.517.C applies in lieu of the 100-foot separation required for SIC 754. • In the SS-District, a Car Wash operated in conjunction with gasoline sales, including a Tunnel Car Wash, is permitted by right. Any Stand-Alone Car Wash, in the SS-District, not operated in conjunction with gasoline sales requires approval of a Conditional Use Permit (CUP).
	b. All Other Car Washes, including Self-Service Car Washes, In-Bay Automatic Car Washes, and Full-Service Car Wash or Detail Uses		C	P		P	*[P]*	P	P	30	

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.

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SIC CODE	USE DESCRIPTION			O	GR	LC	CV	MU	SS	C	I	PKNG STND	SPECIAL CONDITIONS
754	7549	Other Automotive Services (except):							P	P	6		754
		a.	Diagnostic, Inspection Services		P	P		P	*[P]*	P	P	6	
		b.	Towing / Wrecker Service							P*	P*	6	Requires compliance with MZO 3.600; Storage of vehicles on site is prohibited in SS-District.
76	**MISCELLANEOUS REPAIR SERVICES**												
* * *													

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.

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PART 3. NONRESIDENTIAL DISTRICTS

* * *

3.400 OFF-STREET PARKING AND LOADING REGULATIONS

* * *

3.405 Table of parking standards—Nonresidential uses.

Parking Standard Group	*Type of Use*	*Parking Spaces Required*
* * *		
29	Data Center	One (1) space per 500 square feet of office, meeting, training, and security areas; one (1) space per employee assigned to Data Center operations; and five (5) delivery vehicle spaces. The Director, or designee, may modify parking requirements based on demonstrated operational needs.
30	Car Washes	One (1) space for each employee on the maximum shift, but not less than three (3) spaces per Car Wash establishment. Dedicated vacuum spaces and vehicle stacking spaces shall not count toward the required parking.

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3.500 SUPPLEMENTARY USE REGULATIONS

* * *

3.517 Car Washes.

A. *Applicability.* The standards of this section apply to all Car Washes, as defined in Section 6.102, whether conducted as a principal or accessory use. Where a Car Wash qualifies as more than one type of Car Wash, the most restrictive applicable location, development, and operational standards shall apply.

B. *Definitions*. *See* Section 6.102 (Definitions) for definition of Car Wash and the various types of Car Washes.

C. *Separation from residential uses.* A Car Wash, whether conducted as a principal or accessory use, shall not be located within 300 feet of a residential zoning district, a planned development district (PD-District) permitting residential uses, or a lot containing a dwelling unit. The distance shall be measured horizontally in a straight line from the nearest boundary of the Car Wash lot or lease area to the nearest boundary of the residential district or lot containing the dwelling unit.

D. *Buffering and screening.* A minimum 20-foot-wide landscape buffer shall be provided along all street frontages. A minimum 25-foot-wide landscape buffer, including an eight-foot-tall opaque masonry screening wall, shall be provided along any portion of a property line abutting a residential zoning district, a planned development district (PD-District) permitting residential uses, or a lot containing a dwelling unit. Where another provision of this ordinance requires a wider landscape buffer, the greater width shall apply. Required landscape buffers shall be in addition to any required building setback, but shall not prohibit shared access or cross-access drives approved by the City.

1. Vehicle stacking lanes shall be screened from any adjacent public street where vehicles in the lane face the street or travel parallel to it. Where screening is required, it shall be a continuous evergreen hedge, berm, or masonry wall, or a combination thereof, with a minimum height of three (3) feet at installation, and shall block vehicle headlight glare.

2. Vacuum equipment, outdoor mechanical equipment, payment stations, and other outdoor service equipment visible from a public street or adjacent property shall be screened by the principal building, an opaque masonry screening wall, landscaping, or a combination thereof.

E. *Vehicle stacking and circulation.* All vehicle stacking and queuing shall be accommodated entirely on-site. Stacking and queuing areas shall not obstruct required parking spaces, fire lanes, drive aisles, sidewalks, public rights-of-way, or access to adjoining property. Site circulation shall be designed so that vehicles entering or exiting a wash bay, wash tunnel, drying area, or vacuum area do not interfere with required parking, fire lanes, or site access.

F. *Building and site design.* All washing, drying, and detailing activities shall be conducted within a fully enclosed building, except for entrance and exit openings of a wash tunnel or wash bay, self-service wash bays, and designated outdoor vacuum areas. Vacuum canopies, payment kiosks, equipment enclosures, and other accessory structures should be designed with a roof form, color palette, and architectural detailing consistent with the principal building. Outdoor hand drying and hand detailing may be conducted within designated areas shown on an approved site plan, provided such activities do not obstruct required parking spaces, drive aisles, fire lanes, vehicle stacking areas, or required landscaping. Mechanical dryers and blowers shall not be located outside the building except at the exit opening of a wash tunnel or wash bay.

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G. *Vacuum and exterior equipment.* Centralized vacuum equipment, air compressors, and other exterior mechanical equipment shall be enclosed or otherwise acoustically screened to reduce off-site noise. Wash tunnel and wash bay entrances and exits, and dryers and blowers, shall not face a residential zoning district, a planned development district (PD-District) permitting residential uses, or a lot containing a dwelling unit. Vacuum stations shall not be located between the principal building and a public street, where a principal building is present.

H. *Noise study.* A noise study prepared by a professional engineer or other qualified professional with demonstrated experience in acoustical analysis shall be submitted at the time of application for any Tunnel Car Wash, regardless of whether a Conditional Use Permit is required. For all other Car Wash types, whether permitted by right or requiring a Conditional Use Permit, the Director of Planning and Development Services may require a noise study at the time of application based on the proposed equipment, anticipated noise levels, hours of operation, or proximity to residential uses. The study shall evaluate anticipated noise generated by dryers, blowers, vacuum systems, air compressors, and other noise-generating equipment and activities, and shall demonstrate that the Car Wash will comply with the maximum permissible sound levels of Chapter 10, Article III of the City Code, measured at the property line of each adjacent property using the noise zone applicable to that receiving property. The study shall identify any mitigation measures necessary to achieve compliance.

1. The Car Wash shall be constructed and operated in accordance with any noise mitigation measures identified in the noise study.

2. For any Car Wash required to submit a noise study, documentation prepared by a professional engineer or other qualified professional with demonstrated experience in acoustical analysis shall be submitted prior to issuance of a final Certificate of Occupancy verifying that the Car Wash complies with this Subsection. Verification testing shall be conducted with all dryers, blowers, vacuum systems, and other noise-generating equipment operating simultaneously under normal maximum operating conditions.

3. Any additional mitigation measures necessary to achieve compliance shall be implemented prior to issuance of a final Certificate of Occupancy.

4. Failure to maintain compliance with this Subsection shall constitute a violation of this ordinance and, where a Conditional Use Permit has been granted, shall constitute grounds for revocation of the Conditional Use Permit.

I. *Hours of operation.* A Car Wash shall not operate between 10:00 p.m. and 7:00 a.m. A Car Wash located within 600 feet of a residential zoning district, a planned development district (PD-District) permitting residential uses, or a lot containing a dwelling unit shall not operate between 9:00 p.m. and 7:00 a.m. Vacuum equipment, dryers, and outdoor speakers shall not be operated outside the permitted hours of operation. Where a Conditional Use Permit is required, more restrictive hours of operation may be established as a condition of the Conditional Use Permit.

J. *Wastewater and drainage.* All wash water and wastewater generated by a Car Wash shall be discharged or reclaimed in accordance with applicable City wastewater, stormwater, and pretreatment requirements. Wash water, detergents, oils, sediment, or other pollutants shall not be discharged into a storm sewer, drainageway, or public right-of-way except as expressly authorized by applicable law.

K. *Site maintenance and outdoor storage.* Outdoor storage of vehicle parts, equipment, materials, supplies, refuse, or merchandise is prohibited. The site shall be maintained in a clean and orderly condition and kept free of litter, debris, accumulated mud, sediment, and discarded cleaning materials.

L. *Lighting*. All exterior lighting, including lighting for vacuum areas, payment stations, stacking lanes, and canopies, shall use full cutoff fixtures directed downward and shielded to prevent light trespass onto adjacent properties and public rights-of-way. Freestanding light poles shall not exceed 20 feet in height. Within 30 minutes after the close of business, exterior lighting shall be reduced to the minimum level necessary for site security. All exterior lighting shall comply with the applicable lighting standards of this ordinance.

M. *Access.* A Car Wash shall have direct driveway access to a roadway classified as a secondary arterial, arterial, or highway on the City's Thoroughfare Plan, or access to such a roadway through an approved shared access or cross-access driveway. Direct driveway access to a local residential street is prohibited.

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N. *Minimum vehicle stacking.*

1. *Requirements*. In addition to the requirements of Subsection E (Vehicle Stacking and Circulation), the following minimum vehicle stacking spaces shall be provided:

a. *Tunnel Car Wash.* Twenty-five (25) stacking spaces, including the vehicle at the point of payment, measured from the entrance to the wash tunnel, of which not fewer than 20 shall be located before or at the point of payment. In addition, three stacking spaces shall be provided beyond the tunnel exit before any drive aisle, parking space, or vacuum area.

b. *In-Bay Automatic Car Wash*. Five (5) stacking spaces per wash bay, measured from the bay entrance, plus one stacking space beyond each bay exit.

c. *Self-Service Car Wash*. Three (3) stacking spaces per wash bay, in addition to the wash bay, measured from the bay entrance.

2. *Additional standards*.

a. Each required stacking space shall be a minimum of nine feet wide and 20 feet long.

b. The Director may require additional stacking where a queuing analysis or traffic impact analysis indicates that the minimum stacking required by this Subsection is insufficient to accommodate anticipated peak demand.

3. *Full-Service Car Wash or Detail.* A Full-Service Car Wash or Detail that does not include a wash tunnel, an In-Bay Automatic Car Wash bay, or a Self-Service Car Wash bay shall not be subject to the minimum vehicle stacking requirements of this Subsection. Such facilities shall provide adequate on-site space for customer drop-off, vehicle storage, and circulation.

O. *Separation between Tunnel Car Washes.* A new Tunnel Car Wash shall not be located within one-half mile (2,640 feet) of another existing or previously approved Tunnel Car Wash for which the approval remains valid and unexpired. The distance shall be measured horizontally in a straight line from the nearest boundary of the proposed Tunnel Car Wash lot or lease area to the nearest boundary of the existing or approved Tunnel Car Wash lot or lease area.

P. *Outdoor speakers.* Outdoor speakers, public-address systems, and other amplified sound associated with a Car Wash shall be directed away from adjacent properties and shall comply with the applicable noise standards of the City Code.

Q. *Temporary and attention-getting devices*. Feather flags, inflatable devices, pennants, streamers, balloons, and similar attention-getting devices are prohibited on a Car Wash site. Menu boards, pricing displays, and electronic message displays associated with payment stations shall be oriented away from public streets and adjacent residential properties.

R. *Nonconforming Car Washes.*

1. A Car Wash use lawfully established prior to the effective date of the ordinance adding this Section 3.517 (Car Washes), or
2. A Car Wash project vested prior to the effective date of the ordinance adding this Section 3.517 (Car Washes), and subsequently lawfully completed within the vesting deadlines,

shall be classified as a legal nonconforming use, structure, or premises, as applicable, and shall be subject to MZO, Part 1, Section 1.300 (Nonconforming Situations and Amortization of Nonconforming Uses). Any expansion, enlargement, or material change in the operations of a nonconforming Car Wash shall require full compliance with all standards of Section 1.300, and this Section 3.517 (Car Washes).

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S. Appeals.

1. *Appeals to Board of Adjustment.* The owner or operator may appeal the director's decision(s) in accordance with MZO, Part 5, 5.200, Section 5.210 (Appeals of Administrative Decisions to Board of Adjustment). *See also* Appendix D (Comprehensive Fee Schedule), Article XII, Division 3, Sec.12-161 (Board of Adjustment Fees), Appeals of Administrative Decisions to the Board of Adjustment.

2. *Appeals to the City Council.* Appeals to the City Council regarding *development documents* or *development inspections* may be made in accordance with MZO, Part 5, 5.100, Section 5.107.P.(Appeals to City Council), and Texas Local Government Code, Chapter 247, Section 247.006 (Appeal) as amended. *Development documents* and *development inspections* are defined in MZO, Part 6, 6.100, Section 6.102 (Definitions). *See also* Appendix D (Comprehensive Fee Schedule), Article XII, Division 3, Sec.12-162 (Planning and Zoning Commission Fees), Appeals of Administrative Decisions to the City Council.

Cross references—

Appendix D – Comprehensive Fee Schedule:

Appeals of Administrative Decisions to the Board of Adjustment, Article XII, Division 3, Section 12-161 (Board of Adjustment Fees).

Appeals of Administrative Decisions to the City Council, Article XII, Division 3, Section 12-162 (Planning and Zoning Commission Fees).

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

* * *

4.800 TOWN EAST RETAIL AND RESTAURANT AREA OVERLAY DISTRICT

* * *

4.803 Permitted and/or prohibited uses.

In this district, no land shall be used except for one or more of the following uses to the extent that they are not prohibited by other regulations and ordinances.

* * *

D. *Prohibited uses.* Notwithstanding the Schedule of Permitted Uses in Section 3.203, or the regulations of the underlying zoning district, the following uses are prohibited within the TERRA Overlay District:

1. SIC 7542 Car Washes, including Detail Shops.

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

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PART 6. DEFINITIONS

6.100 DEFINITIONS AND INTERPRETATION OF TERMS

* * *

6.102 Definitions.

* * *

Car Wash. An establishment or facility where passenger vehicles and light trucks are washed or cleaned by mechanical, automated, self-service, or manual means. A Car Wash includes associated washing, drying, vacuuming, detailing, queuing, payment, and customer waiting areas. A Car Wash does not include the incidental washing or detailing of vehicles when conducted as an accessory activity to another principal use, not available to the general public, and not conducted for a separate fee.

Accessory Car Wash. A Car Wash that is subordinate and customarily incidental to a principal use located on the same lot and is operated in connection with that principal use. An Accessory Car Wash is limited to one In-Bay Automatic Car Wash bay. A Tunnel Car Wash, Self-Service Car Wash, or Car Wash with vacuum, drying, or detailing spaces outside the wash bay shall not be considered an Accessory Car Wash and shall be regulated as a Stand-Alone Car Wash regardless of any other use on the lot.

Full-Service Car Wash or Detail. A Car Wash in which employees or attendants wash, dry, vacuum, detail, polish, wax, or otherwise clean motor vehicles, and which may include a combination of manual labor and automated equipment. A Full-Service or Detail Car Wash may include customer drop-off, customer waiting, vehicle storage, and exterior drying or detailing areas. A Full-Service Car Wash or Detail includes a business that provides vehicle detailing services without offering vehicle washing.

In-Bay Automatic Car Wash. A Car Wash in which a motor vehicle remains stationary within an enclosed wash bay during the washing process while automated equipment moves around or over the vehicle.

Self-Service Car Wash. A Car Wash containing one or more wash bays in which customers wash their own motor vehicles using equipment provided on the site.

Stand-Alone Car Wash. A Car Wash operated as a principal use of a lot or site. A Tunnel Car Wash is a Stand-Alone Car Wash for purposes of this MZO regardless of whether another principal use is located on the same lot or site.

Tunnel Car Wash. A Car Wash in which a motor vehicle is moved through a wash tunnel or similar enclosed facility, whether by a conveyor, other mechanical means, or under the vehicle's own power, while automated equipment washes the vehicle. A Tunnel Car Wash may include exterior vacuum, drying, and detailing areas.

* * *

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EXHIBIT B

To Ordinance No. 5282
ZTA2026-05

City of Mesquite, Texas
Mesquite City Code
Appendix C – Mesquite Zoning Ordinance

Corrections to recent omissions in:
PART 3 (Nonresidential Districts)
3.200 NONRESIDENTIAL DISTRICTS: USE REGULATIONS
TABLE 3.203 - Nonresidential Districts: Schedule of permitted uses—Contents to SIC codes

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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 (Table of Contents) 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 TABLE 3.203 in numerical sequence.

TABLE OF CONTENTS: SIC Code/Use Schedule Description for TABLE 3.203				**Page**
Division	**A:**	**Agriculture, forestry, and fishing**		**2186**
		01	Crop production	
		02	Livestock production	
		07	Agricultural services	
Division	**B:**	**Mining, extraction**		**2187**
		10	Metal mining	
		12	Coal mining	
		13	Oil and gas extraction	
		14	Mining and quarrying of nonmetallic minerals	
Division	**C:**	**Construction**		**2187**
		15	Building contractor	
		16	Heavy construction contractors	
		17	Special trade contractors	
Division	**D:**	**Manufacturing**		**2188**
		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	

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Division	**E:**	**Transportation, communications, electric, gas, and sanitary services**		**2191**
		40	Railroad transportation	
		41	Local transit, highway transportation	
		42	Motor freight transportation, warehousing	
		43	Postal service	
		44	Water transportation	
		45	Air transportation	
		46	Pipelines	
		47	Transportation services	
		48	Communications	
		49	Electric, gas, sanitary services	
Division	**F:**	**Wholesale trade**		**2192**
		50	Durable goods	
		51	Nondurable goods	
Division	**G:**	**Retail trade**		**2193**
		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	
Division	**H:**	**Finance, insurance, and real estate**		**2197**
Division	**I:**	**Services**		**2198**
		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	
Division	**J.**	**Public Administration**		**2202.7**
Division	**K:**	**Residential**		**2202.8**

[Continued on next page.]

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Division	L:	Accessory uses and structures		2202.8
		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)	
		10	Drive-Through Facilities	
		11	Accessory Electric Vehicle Charging Station	
		12	Accessory Drone Delivery	
		13	Accessory Data Centers	
		14	Small-Scale Battery Energy Storage System (BESS)	

Editor's Notes for TABLE 3.203 – Next Page

Editor's Note (1): *In the Parking Standard Column:*
*Spell out "*Parking Standard*" and add note to "See* Sec. 3.405*".*

Editor's Note (2): *ADD the previously omitted rows containing Divisions.*
E.g. Division A, Division B, etc. to the Table.

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TABLE 3.203: Nonresidential Districts: Schedule of Permitted Uses	
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 ~~e~~Elsewhere ~~c~~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.]

SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
DIVISION A: AGRICULTURE, FORESTRY, AND FISHING											
01	**CROP PRODUCTION**	P	P	P		P	*[P]*	P	P	28	Require minimum 2-acre tract.
02	**LIVESTOCK PRODUCTION**	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 Table 2.203(C)(9); and Table 2.203(C)(10).
07	**AGRICULTURAL SERVICE (Except):**									28	See Table 2.203.
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	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.

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.

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SIC CODE	USE DESCRIPTION		O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
	b.	Grooming - Household Pets		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
	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*	4	
078	0781	Landscape Counseling and Planning	P	P	P		P		P	P	3	
08	**FORESTRY**										28	See Table 2.203.
09	**FISHING, HUNTING, TRAPPING**										28	See Table 2.203.
DIVISION B. MINING, EXTRACTION												
10-14	**ALL MINING, EXTRACTION**								C	C	8	Requires compliance with MZO, 1.500.

P = Permitted See Sec. 3.201 (A).
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S = Special Exception See Sec. 3.201 (C).
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SIC CODE	USE DESCRIPTION		O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
DIVISION C. CONSTRUCTION												
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*	4	Requires compliance with 3.600 for outdoor storage.
172	Painting, Paper Hanging, Decorating				P*		P*		P*	P*	4	Requires compliance with 3.600 for outdoor storage.
173	Electrical				P*		P*		P*	P*	4	Requires compliance with 3.600 for outdoor storage.
174	Masonry, Tile Setting, Plastering				P*		P*		P*	P*	4	Requires compliance with 3.600 for outdoor storage.
175	Carpentering, Flooring (Interior)				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*	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.
179	1796	Installation of Equipment, NEC							P*	P*	4	Requires compliance with 3.600 for outdoor storage.
179	1799	Special Trade Contractors, NEC (Ord. 2816 / 06-01-1992).							P*	P*	4	Requires compliance with 3.600 for outdoor storage.

P = Permitted See Sec. 3.201 (A).
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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
DIVISION D. MANUFACTURING											
20	**FOOD, KINDRED PRODUCTS**							C*			See NOTE D-01.
201	Meat Products							C*	P*	5	NOTE D-01: 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 MZO 3.600 for outdoor storage; See Sec. 1.104 (H) regarding High Risk Uses (Ord. 2816 / 06-01-1992).
202	Dairy Products							C*	P*	5	See NOTE D-01.
203	Canned, Preserved Fruits & Vegetables							C*	P*	5	See NOTE D-01.
204	Grain Mill Products								P*	5	See NOTE D-01.
205	Bakery Products							C*	P*	5	See NOTE D-01.
206	Sugar, Confectionery Products								P*	5	See NOTE D-01.
207	Fats, Oils								C*	5	See NOTE D-01.
208	Beverages (except):								P*	5	See NOTE D-01.
208	2083 Malt								C*	5	See NOTE D-01.
208	2085 Distilled, Rectified, Blended Liquors								C*	5	See NOTE D-01.
209	Miscellaneous Food Preparation & Products							C*	C*	5	See NOTE D-01.

P = Permitted See Sec. 3.201 (A).
[*P*] = Permitted only in conjunction with gasoline sales See Sec. 3.504.
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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
21	**TOBACCO PRODUCTS**								C*	5	See NOTE D-01.
22	**TEXTILE MILL PRODUCTS**								C*	5	See NOTE D-01.
23	**APPAREL, OTHER FABRIC PRODUCTS**							P*	P*	5	See NOTE D-01.
24	**LUMBER, WOOD PRODUCTS EXCEPT FURNITURE**								C*	5	See NOTE D-01.
25	**FURNITURE, FIXTURES**							C*	P*	5	See NOTE D-01.
26	**PAPER & ALLIED PRODUCTS**								P*	5	See NOTE D-01.
27	**PRINTING, PUBLISHING & ALLIED INDUSTRIES**			C*		C*		P*	P*	5	See NOTE D-01.
28	**CHEMICALS, ALLIED PRODUCTS**										See NOTE D-01.
281	Industrial Inorganic Chemicals								C*	5	See NOTE D-01.
282	Plastics, Synthetic, Fibers								C*	5	See NOTE D-01.
283	Drugs								C*	5	See NOTE D-01.
284	Detergents, Cosmetics, Toilet Preparations								C*	5	See NOTE D-01.
285	Paints, Lacquers, Allied Products								C*	5	See NOTE D-01.
286	Industrial Organic Chemicals								C*	5	See NOTE D-01.
287	Agricultural Chemicals								C*	5	See NOTE D-01.
289	Miscellaneous Chemical Products								C*	5	See NOTE D-01.

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).
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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
29	**PETROLEUM REFINING, RELATED INDUSTRIES**								C*	5	See NOTE D-01.
30	**RUBBER, MISCELLANEOUS PLASTIC PRODUCTS**								C*	5	See NOTE D-01.
31	**LEATHER, LEATHER PRODUCTS (except):**								P*	5	See NOTE D-01.
31	311 Leather Tanning, Finishing								C*	5	See NOTE D-01.
32	**STONE, CLAY, CONCRETE (except):**								C*	5	See NOTE D-01.
	a. Concrete Batch Plants								C*	5	See NOTE D-01.
33	**PRIMARY METAL INDUSTRIES**								C*	5	See NOTE D-01.
34	**FABRICATED METAL PRODUCTS (except):**								P*	5	See NOTE D-01.
348	Ordnance, Accessories								C*	5	See NOTE D-01.
35	**INDUSTRIAL, COMMERCIAL MACHINERY (except):**								P*	5	See NOTE D-01.
357	Computer, Office Equipment							C*	P*	5	See NOTE D-01.
36	**ELECTRICAL, ELECTRONIC EQUIPMENT, EXCEPT COMPUTER**							C*	P*	5	See NOTE D-01.
37	**TRANSPORTATION EQUIPMENT**								P*	5	See NOTE D-01.
38	**INSTRUMENTS**										See NOTE D-01.
381	Detection, Guidance Instruments							C*	P*	5	See NOTE D-01.
382	Measuring, Controlling Instruments							C*	P*	5	See NOTE D-01.
383	Medical & Dental Instruments							C*	P*	5	See NOTE D-01.
384	Ophthalmic Goods			C*		C*		C*	P*	5	See NOTE D-01.
386	Photographic Equipment, Supplies			C*		C*		C*	P*	5	See NOTE D-01.

P = Permitted See Sec. 3.201 (A).
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SIC CODE	USE DESCRIPTION		O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
387	Watches, Clocks				C*		C*		C*	P*	5	See NOTE D-01.
39	**MISCELLANEOUS MANUFACTURING**											See NOTE D-01.
391	Jewelry, Plated Ware				C*		C*		C*	P*	5	See NOTE D-01.
393	Musical Instruments				C*		C*		C*	P*	5	See NOTE D-01.
394	Toys, Sporting Goods				C*		C*		C*	P*	5	See NOTE D-01.
395	Pencils, Artist's Materials				C*		C*		C*	P*	5	See NOTE D-01.
396	Costume Jewelry, Notions				C*		C*		C*	P*	5	See NOTE D-01.
399	Miscellaneous Manufacturing Industries											See NOTE D-01.
399	3991	Brooms, Brushes							C*	P*	5	See NOTE D-01.
399	3993	Signs, Advertising Displays							C*	P*	5	See NOTE D-01.
399	3995	Burial Caskets							C*	P*	5	See NOTE D-01.
399	3996	Linoleum, Hard Surface Flooring, NEC							C*	P*	5	See NOTE D-01.
399	3999	Manufacturing Industries, NEC (except):							C*	P*	5	See NOTE D-01.
		a. Flammable, Explosive Products								C*	5	See NOTE D-01.

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[*P*] = Permitted only in conjunction with gasoline sales See Sec. 3.504.
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Docusign Envelope ID: 4B056BD7-C6EE-8267-8255-35DB983CD6BE

SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
DIVISION E. TRANSPORTATION, COMMUNICATIONS, ELECTRIC, GAS, AND SANITARY SERVICES											
40	**RAILROAD TRANSPORTATION (except):**	S	S	S		S		S	S	28	
	a. Railroad Passenger Terminal	S	S	S	P	S		P	P	26	
41	**LOCAL TRANSIT, HIGHWAY TRANSPORTATION (except):**	S	S	S	C	S		S	S	28	
	a. Transit or Bus Terminal (Ord. 3220 / 05-05-1998).	C	C	C	C	C		C	C	26	
	b. Bus Stop / Shelter	P	P	P	P	P	*[P]*	P	P	28	
42	**MOTOR FREIGHT TRANSPORTATION, WAREHOUSING (except):** (Ord. 3220 / 05-05-1998).							C*	P*	5	See NOTE D-01.
	a. Miniwarehousing, Self-storage							C*	C*		Requires compliance with Sec. 3.502 (Ord. 2816 / 06-01-1992).
43	**U.S. POSTAL SERVICE**	P	P	P	P	P		P	P	28	
44	**WATER TRANSPORTATION**							C	C	28	
45	**AIR TRANSPORTATION (except):**							C	C	28	Requires compliance with FAA regulations.
	a. Helicopter Landing Pad	C	C	C	C	C		C	C	28	
46	**PIPELINES**	S	S	S		S	S	S	S	28	Include natural gas transmission pipelines.

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
47	**TRANSPORTATION SERVICES (except):**								P	28	
472	Arrangement of Passenger Transportation (Travel Agents, Ticket Offices)	P	P	P	C	P		P	P	1	
4789	Transportation Services, NEC										
	a. Drone Delivery Service		C	C				C	P	28	Requires compliance with Sec. 3.513.
48	**COMMUNICATIONS (except):**				C			P	P	28	
	a. Utility Facilities	P	P	P	P	P	P	P	P	28	
	b. Business Office	P	P	P	C	P		P	P	3	
	c. Telecommunications, Towers and Antennas (Ord. 3153/5-5-97)										Requires compliance with MZO 1.700.
49	**ELECTRIC, GAS, SANITARY SEWER (except)**							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	28	
	d. d. Business Office	P	P	P	C	P		P	P	3	
	e. e. Large-Scale Battery Storage System (BESS)								C	28	Requires compliance with MZO ~~Section 3.515~~ Sec. 3.515. Large-Scale BESS is permitted in the I-district only by CUP.
497	Irrigation Systems			P		P		P	P	28	

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
DIVISION F. WHOLESALE TRADE											
50	**WHOLESALE TRADE - DURABLE GOODS**										NOTE F-01. 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 MZO 3.600 for outdoor storage; See Sec. 1.104 (H) regarding High Risk Uses (Ord. 2816 / 06-01-1992).
501	Motor Vehicles, Auto Parts (Ord. 3220 / 05-05-1998).							C*	P*	5	See NOTE F-01.
501	5015 Motor Vehicle Parts, Used							C*	C*	5	See NOTE F-01.
502	Furniture, Home Furnishings							C*	P*	5	See NOTE F-01.
503	Lumber, Other Construction Materials							C*	P*	5	See NOTE F-01.
504	Professional, Commercial Equipment							C*	P*	5	See NOTE F-01.
505	Metals, Minerals, except Petroleum							C*	P*	5	See NOTE F-01.
506	Electrical Goods							C*	P*	5	See NOTE F-01.
507	Hardware, Plumbing, Heating Equipment							C*	P*	5	See NOTE F-01.
508	Machinery, Equipment							C*	P*	5	See NOTE F-01.

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SIC CODE	USE DESCRIPTION		O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
509	Miscellaneous Durable Goods								C*	P*	5	See NOTE F-01.
509	5091	Sporting, Recreation Goods										See NOTE F-01.
509	5092	Toys, Hobby Goods							C*	P*	5	See NOTE F-01.
509	5093	Scrap, Waste Material (except):								C*	5	See NOTE F-01.
509	5094	Jewelry, Watches, Precious Stones							C*	P*	5	See NOTE F-01.
509	5099	Durable Goods, NEC							C*	P*	5	See NOTE F-01.
51	**WHOLESALE TRADE - NONDURABLE GOODS**											See NOTE F-01.
511	Paper, Paper Products								C*	P*	5	See NOTE F-01.
512	Drugs, Drug Proprietaries, Sundries								C*	P*	5	See NOTE F-01.
513	Apparel, Piece Goods, Notions								C*	P*	5	See NOTE F-01.
514	Groceries, Related Products								C*	P*	5	See NOTE F-01.
515	Farm Product Raw Materials									C*	5	See NOTE F-01.
516	Chemicals, Allied Products									C*	5	See NOTE F-01.
517	Petroleum, Petroleum Products									C*	5	See NOTE F-01.
518	Beer, Wine, Distilled Alcoholic Beverages									C*	5	See NOTE F-01.

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SIC CODE	USE DESCRIPTION		O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
519	Miscellaneous Nondurable Goods											See NOTE F-01.
519	5191	Farm Supplies								C*	5	See NOTE F-01.
519	5192	Books, Periodicals, Newspapers							C*	P*	5	See NOTE F-01.
519	5193	Flowers, Nursery Stock, Florist Supplies							C*	P*	5	See NOTE F-01.
519	5194	Tobacco, Tobacco Products								P*	5	See NOTE F-01.
519	5198	Paint, Varnishes & Supplies								P*	5	See NOTE F-01.
519	5199	Nondurable Goods, NEC							C*	P*	5	See NOTE F-01.

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
DIVISION G. RETAIL TRADE											
52	**BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY**										Requires compliance with MZO 3.600 for outdoor storage.
521	Lumber, Other Building Materials			P		P		P	P	1	
523	Paint, Glass, Wallpaper Stores		P	P		P		P	P	1	
525	Hardware Stores		P	P		P		P	P	1	
526	Retail Nurseries, Garden Supply			P		P		P	P	1	Requires compliance with MZO 3.600.
527	Mobile Home Dealers							C*	C*	8	Requires compliance with MZO 3.600.
53	**GENERAL MERCHANDISE STORES**										
531	Department Stores		P	P		P		P	P	1	
533	Variety Stores		*C	*C		*C		*C	*C	1	*If location meets Sec. 3.510 (A), allowed by CUP.
539	Miscellaneous General Merchandise Stores		P	P		P		P	P	1	
54	**FOOD STORES**										
541	Grocery Stores		P	P		P		P	P	1	
542	Meat, Fish Markets		P	P		P		P	P	1	
543	Fruit, Vegetable Markets		P	P		P		P	P	1	
544	Candy, Nut, Confectionery Stores		P	P		P		P	P	1	
545	Dairy Products Stores		P	P		P		P	P	1	
546	Retail Bakeries		P	P		P		P	P	1	

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
549	Miscellaneous Food Stores (except):		P	P	P	P		P	P	1	
	a. Convenience Stores		C	C		C	*[P]*^	P^	P^	1	Permit in SS district only in conjunction with self-service gasoline sales. ^Requires a CUP when the building is within 500 feet of a residential district or a public or private school.
	b. Outdoor Farmers Market							C*	C*	7	Requires compliance with MZO 3.600.
	c. Beverage Barns										Not permitted in any zoning district in the City of Mesquite.
55	**AUTOMOBILE DEALERS, SERVICE STATIONS**										Requires compliance with MZO 3.600; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
551	Motor Vehicle Dealers (New & Used)			C*				C*	C*	8	
552	Motor Vehicle Dealers (Used Only)							C*	C*	8	
553	Auto & Home Supply Stores		P	P		P	*[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^	P^	P^	1	Requires compliance with Sec. 3.504. ^Requires a Conditional Use Permit (CUP) when in conjunction with Heavy Load Vehicle Refueling. ^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 Sec. 3.504.

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
555	Boat Dealers							C*	C*	8	Requires compliance with MZO 3.600; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
556	Recreational Vehicles, Utility Trailers							C*	C*	8	
557	Motorcycle Dealers							C*	C*	8	Requires compliance with MZO 3.600; 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	1	
57	**FURNITURE, HOME FURNISHINGS**										
571	Furniture, Furnishings, except Appliances										
571	5712 Furniture Stores		P	P		P		P	P	2	
571	5713 Floor Covering Stores		P	P		P		P	P	1	
571	5714 Drapery, Upholstery Stores		P	P		P		P	P	1	
571	5719 Miscellaneous Home Furnishings		P	P		P		P	P	1	
572	Household Appliance Stores		P	P		P		P	P	2	
573	Radio, TV, Electronics, Music Stores		P	P		P	*[P]*	P	P	1	

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SIC CODE	USE DESCRIPTION			O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
58	**EATING, DRINKING PLACES**												(SS district; Ord 4201; 02-06-2012).
58	5812	Eating Places (except):			P	P		P	*[P]*	P	P	17	
		a.	Drive-in Restaurants							P	P	17	
		b.	Restaurant holding a Food & Beverage Certificate with Private Club (Ord. 3922 /12-17-2007)			C				C	C	18	Permits private club operated by fraternal or veterans organizations certified under Alcoholic Beverage Code without a Conditional Use Permit (CUP) in districts designated; See SIC 864.
		c.	Mobile Food Unit Park ("MFU-Park")		P	P		P		P	P		Requires compliance with Sec. 3.512.
58	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 4.600, and 4.700 ~~and 4.900~~.
59	**MISCELLANEOUS RETAIL**												
591	Drug, Proprietary Stores				P	P		P		P	P	1	
592	Liquor Stores												Prohibit in all districts (Dry Area).

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593	Used Merchandise Stores/Antique Stores (except): (Ord. 2799 / 03-16-1992).			C*	C*		C*		C*	C*	1	See Sec. 3.202 (E).
	a.	Pawnshops (Ord. 2831 / 09-21-1992); (Ord. 2799 / 03-16-1992).								P*	1	Permits only establishments licensed under the Texas Pawnshop Act, codified at Texas Finance Code, Chapter 371.
594	Miscellaneous Shopping Goods Stores											
594	5941	Sporting Goods, Bicycle Shops		P	P		P		P	P	1	
594	5942	Book Stores		P	P		P		P	P	1	
594	5943	Stationery Stores		P	P		P		P	P	1	
594	5944	Jewelry Stores		P	P		P		P	P	1	
594	5945	Hobby, Toy, Game Shops		P	P		P		P	P	1	
594	5946	Camera, Photo Supply Shops		P	P		P		P	P	1	
594	5947	Gift, Novelty, Souvenir Shops		P	P		P		P	P	1	
594	5948	Luggage, Leather Goods Stores		P	P		P		P	P	1	
594	5949	Sewing, Needlework, Piece Goods Stores		P	P		P		P	P	1	
596	Non-Store Retailers											
596	5961	Catalog, Mail Order Houses			P		P		P	P	4	

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596	5962	Automatic Machine Operators			P		P		P	P	4	
596	5963	Direct Selling Establishments			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											
598	5983	Fuel, Oil Dealers								C	1	
598	5984	Liquified Petroleum Gas								C	1	
598	5989	Fuel Dealers, NEC										
599	Retail Stores, NEC											
599	5992	Florists		P	P		P		P	P	1	
599	5993	Tobacco Stores		P	P		P		P	P	1	
599	5994	News Dealers / Newsstands		P	P		P	*[P]*	P	P	1	
599	5995	Optical Goods Stores		P	P		P		P	P	1	
599	5999	Miscellaneous Retail, NEC (except):		P	P		P		P	P	1	
		a. Auction Rooms			P*		P*		P*	P*	11	
		b. Fireworks										Prohibit in all districts; Not allowed in City.
		c. Gravestones, Monuments							C*	C*	4	Requires compliance with MZO 3.600; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building; Classify uses involving any work on stones other than lettering, finishing or shaping to custom order as 3281.
		d. Pet Shops (Ord. 3848 / 01-02-2007)		P	P		P		P	P	1	Permits only boarding of animals for sale unless classified as 0752.

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		e.	Sales Barns, Flea Markets							C*	C*	1	Prohibits outdoor activity unless specifically approved on the Conditional Use Permit (CUP).
		f.	Swimming Pool, Spa Sales							C*	C*	8	Requires compliance with MZO 3.600; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
		g.	Paraphernalia Shop							C	C	1	Requires compliance with Sec. 3.511.

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DIVISION H. FINANCE, INSURANCE, AND REAL ESTATE											
60	**DEPOSITORY INSTITUTIONS (Banks, Savings, Credit Unions)**	P	P	P		P		P	P	3	See NOTE H-01.
	a. Alternative financial establishments		C	C				C	C	1	NOTE H-01. Requires compliance with Sec. 3.505; 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	**NONDEPOSITORY INSTITUTIONS**	P	P	P		P		P	P	3	NOTE H-01.
	a. Alternative financial establishments		C	C				C	C	1	NOTE H-01.
62	**SECURITY, COMMODITY SERVICES**	P	P	P		P		P	P	3	
63	**INSURANCE CARRIERS**	P	P	P		P		P	P	3	
64	**INSURANCE AGENTS, BROKERS**	P	P	P		P		P	P	3	
65	**REAL ESTATE (except):**	P	P	P		P		P	P	3	
65	6553 Cemetery Development/Operation	C	C	C	C	C		C	C	28	
67	**HOLDING & OTHER INVESTMENT COMPANIES**	P	P	P		P		P	P	3	

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DIVISION I. SERVICES											
70	**HOTELS, CAMPS, OTHER LODGING PLACES**										
701	Hotels, Motels										General service hotel/motel requires a minimum of 150 guest rooms and shall meet the design standards of Sec. 3.506.
	a. General Service Hotel/Motel			P		P		P	C	27	
	b. Limited Service Hotel/Motel (Ord. 3137 / 02-03-1997).			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 Table 2.203.
703	Camps, Trailering Parks							C	C	28	
704	Hotel, Lodging (Membership)									27	See Table 2.203.
72	**PERSONAL SERVICES**										(Conditional Use Permit (CUP) required in TERRA only, for facilities larger than 3,500 square ft.)
721	Laundry, Cleaning, Garment Services										
721	7211 Power Laundries, Family							P*	P*	1	
721	7212 Garment Pressing & Laundry Agents							P	P	1	
721	7213 Linen Supply							P	P	4	
721	7215 Coin Operated Laundries/Dry Cleaning		P	P		P		P	P	1	
721	7216 Dry Cleaning Plants, except Rug Cleaning							P	P	4	

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SIC CODE	USE DESCRIPTION		O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
721	7217	Carpet, Upholstery Cleaning							P	P	4	
721	7218	Industrial Launderers							P	P	4	
721	7219	Laundry, Garment Services, NEC		P	P		P		P	P	1	Include laundry pick-up stations.
722	Photographic, Portrait Studios		C	P	P		P		P	P	3	
724	Barber Shops			P	P		P		P	P	1	
723	Beauty Shops			P	P		P		P	P	1	
725	Shoe Shine & Repair, Hat Cleaning Shop			P	P		P		P	P	1	
726	Funeral Service, Crematories (except):		P	P	P		P		P	P	16	
	a.	Crematories							C	C	28	
729	Miscellaneous Personal Services		P	P	P		P		P	P	3	
729	7291	Tax Preparation Services										

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729	7299	Miscellaneous Personal Services NEC (except)			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	1	See definitions in Sec. 6.102. 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.
73	**BUSINESS SERVICES**												
731	Advertising												
731	7311	Advertising Agencies		P	P	P		P		P	P	3	
731	7312	Outdoor Advertising Services								P	P	4	
731	7313	Media Advertising Representatives		P	P	P		P		P	P	3	
731	7319	Advertising, NEC				P		P		P	P	4	
732	Credit Reporting, Collection			P	P	P		P		P	P	3	
733	Reproduction, Stenographic Services												
733	7331	Direct Mail Advertising Services		P	P	P		P		P	P	3	

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733	7334	Photocopying, Duplicating Services		P	P		P		P	P	1	
733	7335	Commercial Photography			P		P		P	P	3	
733	7336	Commercial Art, Graphics Design			P		P		P	P	3	
733	7338	Secretarial, Court Reporting Services	P	P	P		P		P	P	3	
734	Services to Buildings											
734	7342	Disinfecting, Exterminating			P*		P*		P*	P*	4	
734	7349	Building Maintenance Services, NEC			P*		P*		P*	P*	4	
735	Miscellaneous Equipment Rental, Leasing											
735	7352	Medical Equipment Rental			P		P		P	P	4	
735	7353	Heavy Construction Equipment Rental							C*	C*	4	Requires compliance with MZO 3.600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
735	7359	Equipment Rental, NEC										See definition in Sec. 6.102 of ~~h~~Household ~~e~~Equipment
		a. Household Equipment Only		P	P		P		P	P	1	
		b. Equipment, other than household							C*	C*	4	Requires compliance with MZO 3.600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
736	Personnel Supply Services		P	P	P		P		P	P	3	Permit labor pools where temporary employees meet on site for transportation in the I-District only.

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737	Computer, Data Processing Services (except):			P	P	P		P		P	P	3	
		a.	Computer Equipment Repair		P	P		P		P	P	4	
		b.	Computer Sales / Rental		P	P		P		P	P	1	
737	7374	Data Centers									C	29	Requires compliance with MZO ~~Section 3.514~~ Sec. 3.514. Require minimum 5-acre tract.
738	Miscellaneous Business Services												
738	7381	Detective, Guard, Armored Car Services				P		P		P	P	4	
738	7382	Security Systems Services				P		P		P	P	4	
738	7383	News Syndicates				P		P		P	P	4	
738	7384	Photofinishing Laboratories				P		P		P	P	4	
738	7389	Business Services NEC (except):				C		P		P	P	4	
		a.	Trading Stamp Services		P	P		P		P	P	1	
		b.	Post Office Contract Station	P	P	P	C	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.

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SIC CODE	USE DESCRIPTION		O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
75	**AUTOMOTIVE REPAIR, SERVICES**											Requires parking/storage for rental vehicles to be in addition to spaces required by MZO 3.400; Permit without Conditional Use Permit (CUP) if all display and storage is within an enclosed building.
751	Automotive Rental, Leasing											
751	7513	Truck Rental, Leasing						C*	C*	C*	6	
751	7514	Passenger Car Rental		P	P		P		P	P	6	Requires parking/storage of rental vehicles to be in addition to spaces required by MZO 3.400.
751	7515	Passenger Car Leasing		P	P		P		P	P	6	
751	7519	Trailer, RV Rental, Leasing						C*	C*	C*	6	Requires parking/storage for rental vehicles to be in addition to spaces required by MZO 3.400; 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	28	See definitions in Sec. 6.102; Refers to parking as a principal use.
	b.	Light Load Vehicles							P	P	28	See definitions in Sec. 6.102; Refers to parking as a principal use.
	c.	Heavy Load Vehicles							C*	P*	28	
753	Automobile Repair Shops											See definitions in Sec. 6.102.
	a.	Minor Automobile Repair		P	P		P	*[P]*	P	P	6	
	b.	Major Automobile Repair							P*	P*	6	See definitions in Sec. 6.102; Requires enclosed building located at least 50 feet from any residential district; Requires compliance with MZO 3.600.
	c.	Collision Services							P*	P*	6	

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754	Automotive Services, Except Repair												Requires location at least 100 feet from any residential district.
754	7542	Car Washes, including Detail Shops			C	P		P	*[P]*	P	P	28	
754	7549	Other Automotive Services (except):								P	P	6	
		a.	Diagnostic, Inspection Services		P	P		P	*[P]*	P	P	6	
		b.	Towing / Wrecker Service							P*	P*	6	Requires compliance with MZO 3.600; Storage of vehicles on site is prohibited in SS-District.
76	**MISCELLANEOUS REPAIR SERVICES**												
762	Electrical Repair Shops												
762	7622	Radio & Television Repair			P	P		P		P	P	4	
762	7623	Refrigeration, Air Conditioning Repair				P*		P*		P*	P*	4	
762	7629	Electrical, Electronic Repair, NEC				P		P		P	P	4	
763	Watch, Clock, Jewelry Repair				P	P		P		P	P	4	
764	Reupholstery, Furniture Repair				C*	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*	4	
769	7694	Armature Rewinding Shops								P*	P*	4	

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769	7699	Repair Shops, Services, NEC (except)								P	P	4	
		a.	Camera Repair		P	P		P		P	P	4	
		b.	Key Duplicating, Locksmiths		P	P		P		P	P	1	
		c.	Musical Instrument Repair		P	P		P		P	P	4	
		d.	Office Equipment, Typewriter Repair		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 MZO 3.600.
		i.	Heavy Equipment, Machinery Repair							C*	P*	4	Requires compliance with MZO 3.600.

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78	**MOTION PICTURES**										
781	Motion Picture Production			P		P		P	P	28	
782	Motion Picture Distribution			P		P		P	P	28	
783	Motion Picture Theaters										
783	7832 Motion Picture Theaters (except drive-in)		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	1	
79	**AMUSEMENT & RECREATION SERVICES**										
791	Dance Studios, Schools (except):		P	P		P		P	P	1	
	Reception Facilities										
	a. Minor Reception Facility										
	a-1. Minor Reception Facility NOT within 500 feet of a Residential District		P	P		P		P	P	11	Requires compliance with Sec. 3.508 (A).
	a-2. Minor Reception Facility within 500 feet of a Residential District		C	C		C		C	C	11	Requires a CUP when the Facility is located within 500 feet of a residential district. Requires compliance with Sec. 3.508 (A).
	b. Major Reception Facility							C	C	11	Facilities are required to be located at least 500 feet from any residential district. Requires compliance with Sec. 3.508 (A).

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792	Theatrical Producers, Banks, Entertainers												
792	7922	Theatrical Producers (except):				P	C	P		P	P	28	
		a.	Ticket Agencies, Entertainment		P	P		P		P	P	3	
792	7929	Bands, Other Entertainment Groups				P	C	P		P	P	28	
793	Bowling Centers					C				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												
799	7991	Physical Fitness Facilities			P	P	C	P		P	P	1	
799	7992	Public Golf Course		P	P	P	C	P		P	P	14	
799	7993	Coin-operated Amusement Gameroom (More than two Machines)			C	C		C		C	C	11	Requires compliance with Sec. 3.507. Requires one customer restroom each for male and female. Requires licensing.
799	7996	Amusement Parks (Outdoor)								C	C	13	Prohibits outdoor activities within 500 feet of any residential district.
799	7997	Membership Recreation Clubs (except):				C	C			C	C	28	
		a.	Indoor Sports, Athletic Clubs		P	P	C	P		P	P	1	
		b.	Country Clubs	C	P	P	C	P		P	P	14	

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799	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			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	15	
		d.	Sports Instruction (Indoor)		P	P		P		P	P	1	
		e.	Ticket Agencies, Sports/Recreation		P	P		P		P	P	1	
		f.	Escape Rooms		P	P	P	P		P	P	12	(Ord. 4419 / 03-21-2016)
		g.	Recreational & Entertainment Facilities		P	P				P	P	28	

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80	**HEALTH SERVICES**											NOTE I-01: 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	3	See NOTE I-01.
802	Offices of Dentists		P	P	P		P		P	P	3	See NOTE I-01.
803	Offices of Doctors of Osteopathy		P	P	P		P		P	P	3	See NOTE I-01.
804	Offices of Other Health Practitioners		P	P	P		P		P	P	3	See NOTE I-01.
805	Nursing & Personal Care Facilities		P	P	P	P	P		P	P	24	
806	Hospitals											
806	8062	General Medical, Surgical Hospitals	C	P	P	P	P		P	P	25	
806	8063	Psychiatric Hospitals	C	P	P	C	P		P	P	25	Prohibits buildings housing psychiatric patients within 250 feet of any residential district.
806	8069	Specialty Hospitals, except Psychiatric	C	P	P	C	P		P	P	25	
807	Medical, Dental Laboratories		P	P	P		P		P	P	3	
808	Home Care Services		P	P	P		P		P	P	28	
809	Health, Allied Services, NEC											
809	8092	Kidney Dialysis Centers	P	P	P		P		P	P	3	
809	8093	Specialty Outpatient Facilities NEC	P	P	P		P		P	P	3	
809	8099	Health, Allied Services NEC	P	P	P		P		P	P	3	

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81	**LEGAL SERVICES**	P	P	P		P		P	P	3	
82	**EDUCATIONAL SERVICES**										
821	Elementary, Secondary Schools	C	C	C	C	C		C	C	21	Requires compliance with Sec. 3.509.
822	Universities, Junior Colleges	P	P	P	P	P		P	P	22	
823	Libraries	P	P	P	P	P		P	P	15	
824	Vocational Schools (except):		P	P	C	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	23	
83	**SOCIAL SERVICES**										Includes senior citizen centers and day care for the elderly and handicapped.
832	Individual, Family Social Services	P	P	P	C	P		P	P	3	
833	Job Training, Vocational Rehabilitation			P	C	P		P	P	3	
835	Child Day Care Services (except):	C	C	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 Sec. 2.203 and Definitions in Sec. 6.102.

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
836	Residential Care										NOTE I -02. See Sec. 2.203 for Community Homes and Group Homes; Classify halfway houses or correctional facilities for delinquents and offenders as 9223; See MZO 2.800 for parking requirements.
	a. Community Home (2 per bedroom with a maximum of 8 persons)										See NOTE I-02.
	b. Group Home (9-15 persons)										See NOTE I-02.
	c. Residential Care Institution (16 or more persons)	C	C	P		P		P	P	24	
839	Social Services, NEC			P		P		P	P	3	
84	**MUSEUMS, ART GALLERIES, ARBORETA, ZOOS**										
841	Museums, Art Galleries	P	P	P	P	P		P	P	15	
842	Arboreta, Botanical Gardens (except):	P	P	P	P	P		P	P	28	
	a. Zoological Gardens	C	C	C	P	C		C	C	28	
86	**MEMBERSHIP ORGANIZATIONS**										
861	Business Associations	P	P	P		P		P	P	3	
862	Professional Membership Organizations	P	P	P	C	P		P	P	3	
863	Labor Organizations	P	P	P		P		P	P	3	

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
864	Civic, Social, Fraternal Organizations (except):	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	11	
865	Political Organizations	P	P	P		P		P	P	3	
866	Religious Organizations (Churches)	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	3	
87	**ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT SERVICES**										
871	Engineering, Architectural, Surveying	P	P	P		P		P	P	3	
872	Accounting, Auditing, Bookkeeping	P	P	P		P		P	P	3	
873	Research, Development, Testing	P	P	P		P		P	P	3	
874	Management, Public Relations	P	P	P		P		P	P	3	Classify prisons and correctional facilities as 9223.
88	**PRIVATE HOUSEHOLDS**										See Sec. 2.203: Accessory Uses.
89	**MISCELLANEOUS SERVICES, NEC**	P	P	P		P		P	P	3	

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[*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).
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SIC CODE	USE DESCRIPTION			O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
DIVISION J. PUBLIC ADMINISTRATION													
All public administration (except):				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		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		C	C	28	Includes privately operated and/or managed prisons, correctional facilities, and halfway houses.

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DIVISION K. RESIDENTIAL											
ALL RESIDENTIAL USES						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.
	Reserved										Reserved

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
DIVISION L. ACCESSORY USES AND STRUCTURES											
1	**DETACHED ACCESSORY BUILDINGS** (Buildings, canopies, fences, signs, swimming pools, antenna, satellite dishes, flagpoles).	P	P	P	P	P	P	P	P		Requires compliance with MZO 3.700.
2	**PARKING**	P	P	P	P	P	P	P	P		All parking areas shall comply with the standards set out in MZO 3.400 and MZO 3.600; Parking on unpaved surfaces shall be prohibited. See City code for regulation of heavy load vehicle parking.
3	**OUTDOOR DISPLAY & STORAGE**	*	*	*		*	*	*	*		Requires compliance with MZO 3.600.
4	**PRODUCTION FOR RETAIL SALE**		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.
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.

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6	**REFUSE CONTAINER** (Ord. 3496 / 04-15-2002).	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		Permits a maximum of two machines. Requires licensing. Requires compliance with Sec. 3.507. Classify more than two machines as a primary use under 7993.
8	**LANDSCAPE IRRIGATION SYSTEMS**	P	P	P	P	P	P	P	P		
9	**PONDS (Over 1½ feet deep)**	S	S	S	P	S	S	S	S		
10	**DRIVE-THROUGH FACILITIES** (Ord. 3019 / 03-06-1995).	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 Sec. 3.402 (C) regarding stacking lanes.

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SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	Parking Standard *See* Sec. 3.405	SPECIAL CONDITIONS
11.	**ACCESSORY ELECTRIC VEHICLE CHARGING STATION**	P	P	P	P	P	P	P	P		See definitions in Sec. 6.102; and Requires compliance with ~~Section~~ Sec. 3-702 (G).
12.	**ACCESSORY DRONE DELIVERY**		P	P		P		P	P		Requires compliance with Sec. 3.513.
13.	**ACCESSORY DATA CENTERS**	P	P	P	P			P	P		Requires compliance with Sec. 3.514. Cannot exceed twenty-five percent (25%) of the gross floor area of the principal use.
14.	**SMALL-SCALE BATTERY ENERGY STORAGE SYSTEM (BESS)**	P	P	P	P	P	P	P	P		Requires compliance with Sec. 3.515. Small-scale BESS is permitted as an accessory use where the principal use is permitted.

(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); Ord. No. 5152, § 2(Exh. A), 1-21-25; Ord. No. 5189, § 2(Exh. C), 8-18-25; Ord. No. 5259, § 2(Exh. B), 7-20-26)

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