

Proposed Changes from Council

<u>SF-1 District</u>	Remove industrialized housing
<u>SF-1 Overlay</u>	Require a specific use permit for an accessory dwelling
<u>SF-2 District</u>	Require a specific use permit for an accessory dwelling, remove duplex, remove efficiency home, and remove industrialized housing
<u>SF-3 District</u>	Require a specific use permit for accessory dwelling, require a specific use permit for a duplex, require a specific use permit for industrialized housing, and require a specific use permit for efficiency homes
<u>SF-4 District</u>	Require a specific use permit for an accessory dwelling, add duplex, and add multiple- family dwelling
<u>General Residential</u>	Require a specific use permit for duplex
<u>Office Medical</u>	Remove industrial housing, add photographer, add stained glass studio, add photography studio, add toilet perfume/soap enclosed/sales
<u>Not on Ford Street (NOFS)</u>	Require a specific use permit for accessory building, amusement arcade, antenna (commercial radio, TV, relay or microwave over 40 feet), appliance rental, auto glass sales and repair, automobile leasing or renting, automobile parts and sales, automobile reconditioning, automobile repair major and minor, automobile sales, concrete or asphalt batching plant, temporary batching plant, boat sales, brick company sales, inside building materials and hardware, outside building materials and hardware, building materials and lumber storage yards and sales, cabinet and upholstery shop, carting or express hauling, car wash, commercial antenna over 40 feet, commercial kennel, contractor's shop or storage yard, dog kennel and veterinarian office with outside pens, drapery manufacturing and sales, drive through alcohol sales, electrical transmission substation, express hauling, indoor/outdoor firing range, frozen food locker, headstone sales, wholesale ice cream sales, machine shop, metal accessory building >200 sq ft <10% of total lot square footage, primary or main metal building, metal fabrication, mini warehouse, miniature golf, driving range and putting course, monument and headstone sales, motorcycle sales, moving company, newspaper printing, open or outside storage of products or materials not screened, paper and chemical supply, parochial or private school, pawnshop, plaster shop, plumbing shop and related services, portable building sales, commercial printing company, commercial (radio, television, or communications facilities), recreation vehicle sales/service, recreational vehicle park, recycling collection center, restaurant supply, roller skating rink, roofing and siding supply, self-serve mini storage, self-service or mini warehouse, tire dealer, tool and machinery rental shop, trailer rental, truck rental or leasing, truck repair and overhaul, truck sales, truck terminal, vehicle or car wash, veterinarian clinic with outside pens, welding shop or company, and wrecking yard, auto salvage, junkyard or outside reclamation

Change: Toilet perfume/soap enclosed to say Toilet perfume/soap enclosed/sales

CITY OF LLANO, TEXAS

ZONING ORDINANCE USE CHART

	ZONING DISTRICTS												
	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	NBD	CBD	COMMERCIAL	INDUSTRIAL	NOFS
Accessory Building	*	•	S	S	S	S					S		S
Accessory dwelling unit	*	S	S	S	S	S							
Airport	*	•									•		
Alcohol sales	*								•	•	•		
All local utilities, municipal or franchised	*	•	•	•	•	•	•	•	•	•	•	•	
Amateur radio, TV or CB antenna	*	•	•	•	•	•	•	•	•		•		
Amusement arcade	*								•		•		S
Antenna (commercial radio, TV, relay or microwave over 40 feet)	*	S									•		S
Antique shop and used furniture	*								•	•	•		
Appliance rental									•		•		S
Armed services recruiting center								•	•		•		
Art and craft supply store	*							•	•	•	•		
Assembly of heavy electronic devices	*											•	
Assembly of light electronic instruments and devices, enclosed building	*											•	
Assembly of radios and phonographs	*										•	•	
Athletic stadium or field, public/private	*	•	S	S	S		s	•			S		
Auto glass sales and repair											•	•	S
Automobile leasing or renting	*										•	•	S
Automobile parts and sales	*								•		•	•	S
Automobile reconditioning, body/fender repair	*										•	•	S
Automobile repair, major	*										•	•	S
Automobile repair, minor	*										•	•	S
Automobile sales	*										•	•	S
Automobile service station	*								•		•		
Bakery and confectionary works, commercial	*											•	
Bakery or bake shop, retail	*							•	•	•	•		
Bank, savings and loan mortgage and and credit unions	*								•	•	•		
Banking, automated teller only									•	•	•		
Barbershop or beauty salon	*		S	S	S	S		•	•	S	•		
Batching plant, concrete or asphalt	*										S	•	S
Batching plant, temporary	*	S									S		S
Bed and breakfast	*	S	S	S	S	S	S	S	•	•	•		
Bicycle, lawnmower sales/repair, enclosed											•		
Boardinghouse	*						•				•		
Boat sales/repairs											•		S
Book bindery	*											•	
Bookstore	*							•	•	•	•		
Boot or shoe manufacturer												•	
Boot and shoe sales and repair	*								•	•	•		
Bottling works												•	
Brick company, sales											S	•	S
Building materials and hardware, inside	*								•	•	•	•	S
Building materials and hardware, outside	*								•	•	•	•	S
Building materials and lumber storage yards and sales	*										•	•	S
Business Trade School		•	•	•	•	•	•	•	•	•	•		
Bus terminal	*								•	•	•		
Cabinet and upholstery shop	*								•		•	•	S
Candy manufacturing									•	•	•	•	
Caretaker/guard house	*	•									•	•	
Carting or express hauling												•	S
Car Wash									•		•		S
Cemetery or mausoleum, new or expansion	*	S	S	S			S				S		
Ceramics store	*							•	•	•	•		
Chamber of commerce								•	•		•		

Check cashing service and loan agency													•					•
Child care or day care center	*	S	S	S	S	S	S	S				•						•
Church, including church related activities (i.e., day care, recreational building)	*	•	•	•	•	•	•	•	•	•		•	•					•
City, county, state and governmental offices	*	•	•	•	•	•	•	•	•	•	•	•	•					•
City Municipal Uses		•	•	•	•	•	•	•	•	•	•	•	•					•
Clothing or apparel	*										•	•	•					•
Commercial Antenna over 40 Feet		S																S
Commercial amusement, indoor	*																	•
Commercial amusement, outdoor	*												S					
Commercial engraving													•				•	
Commercial Kennel		S											•					S
Commercial Stable													s					
Commercial - Other Uses not Listed											S	S	S					
Community center, private	*	S	S	S	S	S	S	S			•	•	•					
Community home		•	•		•	•	•	•	•				•					•
Computer sales/repair	*									•	•	•	•					
Concrete/Asphalt													S				•	
Contractor's shop or storage yard	*												•				•	S
Convenience store with gas pumps													•					
Convenience store without gas pumps										•			•					
Cosmetics manufacturing, enclosed building																		•
Dairy products	*												•				•	
Dancehall	*										S		•					
Dancehall (as incidental/accessory use only)	*										S		•					
Dance studio or gymnastics	*									•	•	S	•					
Dental Office				S						•			•					
Department and dry goods store, retail	*										•	•	•					
Detached private garage	*	•	•		•	•	•	•	•	S			S					
Dog kennel and veterinarian office, outside pens	*	•											•					S
Donut shop	*									•	•	•	•					
Drapery manufacturing and sales													•					S
Driving school													•					
Drive through Alcohol sales		S											•					S
Drug and pharmaceutical manufacturing, enclosed building											•	•	•				•	
Drug/Alcohol Rehab In/Out Patient										s								
Dry cleaning or shoe pickup/drop off	*									•	•		•					
Dry cleaning, small shop	*									•	•		•					
Dry cleaning plant or commercial laundry	*																•	
Duplex			S			X	S	•	S									
Efficiency Home	*					X	S	•										
Electrical Transmission Substation	*	S	S		S	S	S	S	S	S	•		S			S	S	S
Express Hauling													•				•	S
Fabric store	*									•	•	•	•					
Farm, ranch, garden or orchard	*	•	•		•	•	•	•	•				•					
Feedstore	*											•	•					
Firing range, indoor/outdoor													•					S
Fitness Center										•	•		•					
Flea market	*										S		S					
Florist	*		S	S	S	S	S		•	•	•	•						
Food product manufacturing																		•
Foundry casting, nonferrous, enclosed building																		•
Fraternal club, lodge, sorority and fraternity, etc.	*										•	•	•					
Freight or truck terminal yard	*																	•
Frozen food locker													•				•	S
Funeral parlor or mortuary	*										•	•	•					
Fur goods manufacturing, but no tanning, dyeing or slaughtering																		•
Furnishings	*									•	•	•	•					
Furniture manufacture	*																	•

Furniture restoration	*												•		•	
Garage apartment/ Guest home 5	*	•	•		•	•	•		•	S			•			
Gas regulating station		S	S		S	S	S	S	S	S	S	S	S	S	S	
Gift shop									•	•	•		•			
Glass products from previously manufactured glass															•	
Golf course and country club	*	S	S		S											
Greenhouse and nursery, commercial	*												•			
Grocery store or food market	*									•			•			
Gunsmith				S						•	•		•			
Halfway house	*								S				•			
Headstone sales													•			S
Heat processing															•	
Heating and air conditioning sales and service (HVAC)													•		•	
Heavy machinery sales and service	*														•	
Heavy vehicle/machinery storage	*												S		•	
Heliport and helistop	*	•							S				S			
High Risk/Hazardous Industrial Manufacturing not completely enclosed																S
Hobby or toy store	*								•	•	•		•			
Home occupations	*	•	•	S	•	•	•	•	•	S			•			
Horse/dog racing track		S														
Hospital	*								•				•			
Hotel or motel	*									•	•		•			
Housing prefabrication															•	
Ice company sales, wholesale	*												•		•	S
Ice cream or frozen yogurt sales	*								•	•	•		•			
Industrial High risk or hazardous manufacturing, not wholly enclosed within a building																S
Industrial High risk or hazardous manufacturing, wholly enclosed within a building																S
Industrial Low risk industrial manufacturing, not wholly enclosed within a building																S
Industrial Low risk industrial manufacturing, wholly enclosed within a building																S
Industrialized housing			X			X	S	•		X			•			
Instrument and meter manufacturing	*														•	
Interior decorator's office	*									•			•			
Jewelry and watch manufacturing	*									•	•		•		•	
Jewelry Sales										•	•		•			
Key shop or locksmith										•	•	•	•			
Kiosk	*									•	•	•	•			
Landfill, commercial													S		S	
Landing strip Private		•														
Landscaping service													•			
Laundromat, self-service	*												•			
Leather goods fabrication	*														•	
Leather goods shop	*									•	•		•			
Library, public	*	•	•		•	•	•	•		•	•		•			
Light fabrication and assembly															•	
Light manufacturing	*														•	
Light sheet metal products															•	
Liquor Sales										•	•		•			
Local Utilities		•	•		•	•	•	•	•	•			•			
Long distance communication service										•			•		•	
Machine shop													•		•	S
Manufactured home greater than 5 years old but less than 10 yrs old									S							
Manufactured housing sales	*												•		•	
Manufactured home less than than five years old									•							

Massage establishment	*										•	•	•		
Manufactured home/Industrialized Home PARK	S					•									
Meat market, retail	*										•		•		
Media Rental											•		•		
Medical aids and equipment										•	•		•		
Medical clinic or office	*		S							•			•		
Medical laboratory	*									•			•	•	
Metal accessory building, >200 sq ft; <10% of total lot sq footage	•	•	S	•	•	•	•	•					•	•	S
Metal building, primary or main													S	•	S
Metal fabrication														•	S
Mini Warehouse													•	•	S
Miniature golf, driving range and putting course	*	•											•		S
Minor medical emergency clinic										•			•		
Monument and headstone sales													•	•	S
Motor raceway	S												S		
Motorcycle sales	*												•		S
Moving company													•		S
Multiple-family dwelling	*					•	•								
Municipal uses operated by the city	*	•	•		•	•	•	•	•	•	•	•	•	•	
Museum or art gallery										•	•	•	•		
Musical instrument sales and repair										•	•	•	•		
Newspaper printing	*												•	•	S
Novelty or jewelry shop	*									•	•	•	•		
Nursery, retail	*				S	S	S				S		•		
Nursery with outside storage	*	•											•		
Office, general, professional	*	S	S	S	S	S	S	•	•	•		•			
Office showroom	*												•		
Official goods manufacturing														•	
Open or outside storage of products or materials, not screened	•												S		S
Optical store	*									•	•		•		
Outside display	*												•		
Outside storage, screened	*												S		
Outside storage,unscreened	•												S		
Overnight delivery and service center													S	•	
Paint store	*										•		•		
Palm reading			S										S		
Paper and chemical supply													•	•	S
Paper products manufacturing														•	
Parochial or Private School	*	•	•		•	•	•	•	•	•	•	•	•	•	S
Pawnshop	*												•		S
Perfume toilet soaps, enclosed building														•	
Pet shop	*											•	•	•	
Pharmacist or drugstore	*									•	•	•	•		
Photographer										•	•	•	•		
Plaster shop													•		S
Plastic Goods Manufacturing														•	
Plastic products manufacturing, but not raw materials processing														•	
Plumbing shop and related services													•		S
Portable building sales	*												•	•	S
Printing company, commercial	*											•	•		S
Printing shop	*											•	•		
Prison	S														
Private club with alcoholic beverage sales	*											•	•	•	
Private park	*	•	•		•	•	•	•			•		•		
Private Stable		•	S		S										
Private School	*	•	•	•	•	•	•	•	•	•	•	•	•		
Private utilities	*	•	•		•	•	•	•	•	•					
Private utility service yard													S		

	Temporary certificate of occupancy by building official												
Produce stand, including wood and other seasonal sales	*												
Public park or playground	*	•	•			•	•	•	•	•	•	•	
Public School		•	•			•	•	•	•	•	•	•	
Public Utilities												•	
Radio broadcasting without tower	*							•	•	•	•	•	
Radio sales and installation									•	•	•	•	
Radio, television, or communications facilities (commercial)	*	•						S				S	S
Real Estate								•	•		•	•	
Recreation vehicle sales/service	*										•	•	S
Recreational vehicle park	*										S	•	S
Recycling collection center	*										•	•	S
Religious or philanthropic institutions not listed		S	S			S	S	S	S	•	•	•	
Research and scientific laboratory	*											*	
Restaurant, cafe or cafeteria	*							•	•	•	•	•	
Restaurant, drive-in	*								•	•	•	•	
Restaurant with drive-through									•	•	•	•	
Restaurant, incidental to main use	*								•	•	•	•	
Restaurant supply											•	•	S
Retail service, incidental	*								•	•	•	•	
Retirement home/nursing home/assisted living	*					S	S		•	•	•	•	
Roller skating rink											•	•	S
Roofing and siding supply											•	•	S
School, public	*	•	•			•	•	•	•	•	•	•	
Security systems installation company									•	•	•	•	
Self-serve Mini Storage		S									•	•	S
Self-service or miniwarehouse	*										•	•	S
Shoe Manufacturing												•	
Shoe Store										•	•	•	
Shoe Repair											•	•	
Shopping Center	*										•	•	
Sign shop										•	•	•	
Single-family dwelling	*	•	•	•		•	•	•	•	•	•	•	
Single-family dwelling with retail use	*							S	S	S	•	•	
Single family dwelling w/Retail use dwelling upstairs								•	•	•	•	•	
Single-, two- or multifamily use above first floor level								•	•	•	•	•	
Soil testing laboratory						S					•	•	
Sporting goods, including firearm sales										•	•	•	
Sporting goods manufacturing	*											•	
Stable, commercial	*										S	•	
Stable, private	*	•	S			S							
Stained glass studio	*							•	•	•	•	•	
Studio, photography	*							•	•	•	•	•	
Tattoo parlor	*										S	•	
Taxidermist	*										•	•	
Temporary sales and street vending	*									•	•	•	
Theater, indoor/outdoor	*									•	•	•	
Title Company										•	•	•	
Tire dealer	*										•	•	S
Tire retreading	*											•	
Toilet Perfume/Soap Enclosed/Sales									•	•	•	•	
Tool and machinery rental shop	*										•	•	S
Tool manufacturer												•	
Trailer rental	*										•	•	S
Trophy sales and engraving								•	•	•	•	•	
Truck rental or leasing	*										•	•	S
Truck repair and overhaul	*										•	•	S
Truck sales	*										•	•	S

Truck Terminal																			S	•	S
TV sales and repair									•	•									•		
Used automotive auction	*																			•	
Vacuum cleaner sales and service									•	•									•		
Vehicle or car wash	*																		•		S
Veterinarian clinic, no outside pens	*																		•		
Veterinarian clinic, with outside pens	*	•																	•		S
Wallpaper, flooring and carpet supply									•	•									•		
Welding shop or company																			•	•	S
Wholesale beauty supply																			•	•	
Wholesale distribution center	*																			•	
Wholesale food distribution	*																			•	
Wholesale sales	*																		•	•	S
Wrecking yard, auto salvage, junkyard or outside reclamation	*																			S	
* See definition section in the appendix to this chapter for further explanation.																					
Proposed changes by council																					
X- USES REMOVED																					
• ALLOWED USE																					
S - SPECIFIC USE REQUIRED																					
NOFS - NOT ALLOWED ON FORD ST.																					