

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary See Section 118-01 for definitions to some uses. Don't assume! Call the Planning Department to verify a use is permitted. (817)427-6300	SECTION 118-631: TABLE OF PERMITTED USES																								
	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS							TOWN CENTER			Freeway Corridor Overlay District				
	Conditions (ref. Section 118-633)	R-1-S Single Family Residential	R-1 Single Family Residential	R-2 Single Family Residential	R-3 Single Family Residential	R-4-D Duplex Residential	R-6-T Townhome Residential	R-8 Zero Lot Line SF Res.	MH-1 Manufactured Home	R7MF Multi-Family Residential	O-1 Office	LR Local Retail	C-1 Commercial	C-2 Commercial	OC Outdoor Commercial	I-1 Light Industrial	I-2 Medium Industrial	U School, Church & Institutional	AG Agricultural	Edge Subzone	General Subzone	Center Subzone	Core Subzone		
A. RESIDENTIAL USES																									
Single Family Detached Dwelling Unit		P	P	P	P		P														P	P	P	NP	
Small Lot Single Family Cottage																					S	S		NP	
Duplex Dwelling Unit					S																			NP	
Triplex or Fourplex Dwelling Unit						S			S															NP	
HUD Code Manufactured Home								P																NP	
Multi-Family Dwelling Unit	22								S													P	P	B	
Boarding or Rooming House						S			S															NP	
Townhome	23					S			S												P	P	S	B	
Private Street Residential Subdivision		S	S	S	S	S	S	S																NP	
Zero Lot Line SF Dwelling Unit								P																NP	
Personal Care Home and Community Home For Disabled Persons	16	S	S	S	S	S											S		S	S	S	S	S	NP	
Assisted Living Center						S	S	S		S	S	S	S	S	S	S	S						S	S	B
Senior Independent Living Apartments									S													S	S	B	
B. UTILITY, ACCESSORY & INCIDENTAL USES																									
Accessory Building	1	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	S	P	P	P	P	S	
Communication Tower over 45' in Height											S	S	S	S	S	S	S	S				S	S	B	
Detention/retention pond	20	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	B	
Gas Drilling/Production	21	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	P						B	
Home Occupation	2	P	P	P	P	P	P	P		P										P	P	P	P	NP	
Interim Enclosed Parking																							P	NP	
Network Nodes, Small Cell Antennas	27	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	B	
Outdoor Recreation Areas with Elevated Lights		S	S	S	S	S	S	S		S	S	S	S	S	S	S	S							B	
Public and Private Utility Use (Not Office)		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	B	
Railroad Right-of-Way (no yards or Stations)		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P							B	
Secondary Living Unit (Granny Flat)		P	P	P																				NP	
Swimming Pool, Tennis Court and other Outdoor Recreation Areas without Elevated Lights		P	P	P	P	P	P	P			S	S	S	S	S	S	S							NP	
Telephone Exchange, Switching, Relay Station		S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	B	
TV Satellite Disc Receiver	3	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P						S	
Water Reservoir, Water Pumping Station, Water Well		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P						NP	
Wind Charger	4	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						B	

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	Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER				Freeway			
		R-1-S	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge	General		Center	Core	
C. EDUCATIONAL AND INSTITUTIONAL																									
Cemetery/Mausoleum														S	S		S	S							NP
Church, Sanctuary, Rectory or Synagogue	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P			B
Civic, Social/Fraternal Organization														S	S	S	S	S				S	S		B
College/University														P		P	P	P				P	P		B
Dance Studio/Martial Arts Studio											P	P	P	P	P	P		P				P	P		B
Day Care Center/Kindergarten									S	S	S	P	P	S	S	S	P			S	P	P		NP	
Emergency Clinic (After hours)									S		S	S			P	P					S	S		B	
Facility for care of alcoholic, narcotic, Psychiatric rehab									S		S	S	S											NP	
Family Counseling Clinic											P	P	P									P	P	B	
Fire Station	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	B	
Hospital									S		S	P			P	P						S	S	B	
Library																			P	P	P	P		B	
Medical Clinic (More than three doctors)									S	S	P	P			P	P						P	P	B	
Municipal Building	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P							B	
Municipal Community Center	P	P	P	P	P	P	P		P	P					P	P	P	P			P	P	P	B	
Municipal Senior Citizen Center	P	P	P	P	P	P	P		P		P	P	P								P	P	P	B	
Senior Citizen Center (Commercial)																						P	P	B	
Museum										P		P	P				P					P	P	S	
Nursing Home/Orphanage														S	S		S	S				S	S	NP	
Post Office	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P		B	
Private or Parochial School														S	S		P	P	P			P	P	B	
Public School	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P		B	
Social Services Administrative Office											P	P	P	P			S					P	P	S	
Social Services Facility w/Temp. Lodging									S	S		S	S	S			S							NP	
Solar Panel Systems	24	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Trade or Business School										S		S	S	S	P		P					P	P	B	
D. RECREATIONAL & ENTERTAINMENT USES																									
Amusement Arcade (indoor)	5													S	S	S						S	S	B	
Billiard Parlor	6													S	S	S						S	S	B	
Bingo Hall														S		S	S							NP	
Bowling Lanes															P	P	P	P				P	P	B	
Carnival, Circus or Special Fund Raising Event (Temporary)	7	P	P	P	P	P	P		P	P	P			P	P	P	P	P	P	P	P	P	P	NP	
Children's Entertainment Center														P	P							P	P	B	
Commercial Amusement Indoor																						P	P	B	
Commercial Recreation (outdoors)														S	P							S	S	B	

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D. RECREATIONAL & ENTERTAINMENT USES (CONT.)																								
Country Club													S	P								P	P	B
Dance Studio or Martial Arts Studio											P	P	P		P						P	P	P	B
Drive-in Theater														S										B
Golf Course													S	P					P					B
Golf Driving Range													S	P										B
Indoor shooting range													S		S	S								B
Miniature Golf Course												S	P	P								P	P	B
Movie Theater (indoor)												P	P	P	P	P						P	P	B
Park or Playground (Public / Private)		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	B
Private Club/Night Club										S		S	S	S								S	S	B
Race Track														S	S	S								NP
Rodeo Ground	B													S	S			S					NP	
Roller or Ice Skating Rink												S	S	P								P	P	B
Sexually Oriented Businesses	18																							NP
Spa, Health Studio, Fitness or Recreation Center											P	P	P	P	P	P						P	P	B
Stable (commercial)													S	S	S									NP
Swim or Tennis Club												S	P	P								P	P	B
E. AUTOMOBILE & TRANSPORTATION RELATED USES																								
Accessory Non-Required Off-Street Parking Lots	19									S	S	S	S	S	P	P								NP
Airport, Heliport/Landing Field										S		S	S	S	S	S						S	S	NP
Auto laundry/car wash													S		S	S								NP
Auto/Truck Dealer - New (9) ¹	9												S		S	S							S	B
Auto/Truck Dealer - Used (10) ¹	10												S		S	S								NP
Auto Parts and Accessory Sales (w/machine Shop)													S		P	P								NP
Auto Parts and Accessory Sales (w/o Machine shop)												P	P		P	P								B
Auto, Truck, Trailer Rental													S		P	P								B
Automobile & Light Truck Repair Shop												S	S		P	P								NP
Automobile Inspection Station												S	P		P	P								NP
Automobile Lubrication Center												S	P		P	P								NP
Auto Alarm/Stereo/Window Tinting Store												S	P		P	P								NP
Auto Upholstery Shop												S	P		P	P								NP
Bus Passenger Terminal													S		P	P							S	B
Fuel Sales												S	S		S	S								B
LPG/CNG Dispensing Station													S		S	S								B
Marine Equipment Sales/Repair													S		P	P								S

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E. AUTOMOBILE & TRANSPORTATION RELATED USES (CONT.)																								
Motorcycle Sales													S		S	S								B
Paint and Body Shop												S	S		P	P								NP
Railroad or Motor Freight Terminal													S		P	P								B
RV or Camper Sales Lot													S		P	P								NP
Service Station												S	S		S	S								B
Tire & Battery Sales Store												S	S		P	P								NP
Truck Service Center													S		P	P								NP
Vehicle Storage Facility	11												S		P	P								NP
Wrecker/Towing Service													S		S	S								NP
Wrecking/Auto Salvage Yard	12															S								NP
F. OFFICE USES																								
Contractor's Office (w/o shop & garage)												P	P	P		P	P							B
Office, Administrative, Business or Professional		A	A	A	A	A	A	A		A	P	P	P	P					A	A	P	P		B
Office, Medical or Dental											P	P	P	P							P	P		B
Research & Development Laboratory										S		S	P	S	P	P					P	P		B
Telemarketing Office										S	S	S	S											B
G. RETAIL AND SERVICE USES																								
Acupuncture, Reflexology Clinic, Foot Spa										S	S	S	S										S	B
Alcohol Beverage Sales On-Premises-More Than 75 percent Revenue (See section 118-711)													S											B
Alternative Financial Establishments																S								NP
Arts & Crafts Store											P	P	P								P	P		B
Bakery Shop											P	P	P		P	P					P	P		B
Bank and Savings and Loan										P	P	P	P		P						P	P		B
Barber Shop/Beauty Salon										P	P	P	P		P						P	P		B
Bicycle Shop										P	P	P	P		P	P					P	P		B
Blood Plasma Collection Facility	29											S	S		S	S								B
Bookstore										P	P	P	P		P	P					P	P		B
Beauty Supply Store											P	P	P								P	P		B
Camera Sales and Service Store											P	P	P								P	P		B
Carpet & Tile Sales Store											P	P	P		P	P					P	P		B
Cart Based Retail (outdoor)																					P	P		B
Cigarette & Cigar Shop											S	S	S											B
Clock Store											P	P	P								P	P		B
Cleaning and Pressing Pick-up Station											P	P	P		P	P					P	P		B

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G. RETAIL AND SERVICE USES (CONT.)																								
Clothing Store											P	P	P	P		P	P					P	P	B
Coffee Shop/Tea Room											P	P	P	P								P	P	B
Computer Sales and Service Store												P	P	P								P	P	B
Computer Software Store												P	P	P								P	P	B
Consumer Electronics Store												P	P	P								P	P	B
Copy Center											P	P	P	P								P	P	B
Convenience Store												P	P	P		P	P					P	P	B
Department Store												P	P			P	P					P	P	B
Dog Training School												S	S			S	S							B
Drive Through Buildings of less than 1,400 square feet												S	S			S	S							NP
Dry Cleaners		13										S	P			P	P					P	P	B
Equipment Rental Requiring Outdoor Display Area																S	S							NP
Fabric Shop											P	P	P	P								P	P	B
Farmer's Market												S	S	S		S	S					S	S	NP
Florist Shop											S	P	P	P		P	P					P	P	B
Furniture & Home Furnishing Store												P	P									P	P	B
Gift Shop											P	P	P	P		P	P					P	P	B
Greeting Card Store											P	P	P	P								P	P	B
Grocery Store/Supermarket												P	P	P		P	P					P	P	B
Hardware Store												P	P			P	P					P	P	B
Health and Nutrition Food Store											S	P	P	P								P	P	B
Hot Tubs and Spas																								B
Imported Goods Store												P	P	P								P	P	B
Jewelers											P	P	P	P								P	P	B
Kennel																P	P		P					NP
Key Shop/Locksmith												P	P	P		P	P					P	P	B
Laundry, Self Service												S	S	S		P	P					S	S	NP
Luggage Sales Store											S	P	P	P								P	P	B
Medical Appliances and Fittings											P	P	P	P		P	P					P	P	B
Massage Establishment											S	P	P	P								S	P	B
Acupuncture, Reflexology Clinic, Foot Spa											S	S	S	S									S	B
Mortuary/Funeral Parlor												P	P			P	P							B
Music Instruction		A	A	A	A	A	A	A	A											A	A	P	P	B
Nail Salon											S	P	P	P								P	P	B
Non-traditional Smoking Business											S	S	S											

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G. RETAIL AND SERVICE USES (CONT.)																								
Nursery Retail Sales											S	S	S		P	P								B
Office Supplies and Equip. Store											P	P	P		P	P					P	P		B
Paint Retail Store											P	P			P						P	P		B
Pawn Shop															P	P								NP
Pet Day Care											P	P			P	P								B
Pet Lodging										S	S	S	S											B
Pet Store											P	P			P	P					P	P		B
Pharmacy										S	P	P	P		P	P					P	P		B
Photofinishing Store																					P	P		B
Photography Studio										P	P	P	P						A	A	P	P		B
Private Tutoring		A	A	A	A	A	A	A	A										A	A	P	P		B
Produce Market											S	S	S	S							P	P		B
Restaurant, fast casual	26									S	P	P	P	P	S	S					P	P		B
Restaurant, full service	26									S	P	P	P	P	S	S					P	P		B
Restaurant, quick service	26									S	S	S	S	S	S	S					S	S		B
Retail Store and Shop										S	P	P	P		P	P					P	P		B
Sales and Service of Heavy Equipment													S			P								NP
Secondhand Dealer										S	S	S	S								S	S		B
Shoe Repair Shop										S	P	P	P								P	P		B
Shoe Store											P	P									P	P		B
Shopping Mall or Shopping Center											P	P			P	P					P	P		B
Sporting Goods Store											P	P									P	P		B
Specialty Personal Service Shop															S									NP
Sports Card Store										P	P	P	P								P	P		B
Tailor/Alteration Shop											P	P	P								P	P		B
Tanning Salon										S	P	P	P								P	P		B
Telephone Business/Sales Office										S	S	P	P								P	P		B
Television Sales and Service Store												P	P											B
Toy Store											P	P	P								P	P		B
Trophy & Awards Shop											P	P	P								P	P		B
Veterinarian Clinic (w/kennels)													S		P	P								B
Veterinarian Clinic (w/o kennels)										P	P	P	P		P	P					P	P		B
Video Tapes and Records Store										S	P	P	P								P	P		B
Wedding Chapel											P	P												NP
Weight Loss Center											P	P	P								P	P		B

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G. RETAIL AND SERVICE USES (CONT.)																									
Women's Accessory Store												P	P	P									P	P	B
H. COMMERCIAL USES																									
Contractor's Office (w/shop & garage)	17												S		P	P									B
Feed and Seed Store													S	S	P	P									NP
Garden Center												S	S	S	P	P									B
Greenhouse or Plant Nursery (wholesale)													S	S	S	S									NP
Hardware & Building Materials Retail/ Wholesale													S		P	P									B
Home Improvement Center													P		P	P									B
Janitorial Supply and Service Company													P		P	P									NP
Lawn Maintenance Service Shop													P		P	P									NP
Lumber Yard															S	S									NP
Mini-warehouse (Self Storage)													S		S	S									NP
Motel or Hotel	14											S	P		P	P					S	S		B	
Moving or Storage Company													S		P	P									NP
Newspaper Printing Plant															P	P									NP
Pest Control Service Store													P		P	P									NP
Printing Shop													P		P						S	P		B	
Sign Shop												S	P		P	P									B
Swimming Pool Sales & Service Store													P		P	P									B
Truck & Heavy Machinery Sales/ Service/Rental													S		P	P									NP
Upholstery Shop													P		P	P									B
Warehousing															P	P									NP
Wholesale Distributor													S		P	P									B
Warehousing & Storage of any Commodity except heavy steel, large diameter pipe, junk, salvage, explosive or hazardous chemicals															S	P									NP
I. AGRICULTURAL USES																									
Agricultural including the raising of field Crops, horticulture, animal husbandry, subject to the rules and regulations of the City, County, and State Health Dept.	15																				P				NP
Farm, Ranch, Garden, or Orchard																					P				NP
J. MANUFACTURING AND INDUSTRIAL USES																									
Asphalt or Concrete Batching Plant - Temporary	25	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								B
Assembling Operations of Commodities all operations conducted in fully enclosed building													S		P	P							S		NP
Cabinet Shop															P	P							S		NP
Chemical Laboratory																P									NP

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J. MANUFACTURING AND INDUSTRIAL USES (CONT.)																									
Cold Storage Plant																									NP
Commercial Bakery Plant																P	P								NP
Commercial Carpet Cleaning												S			P	P									NP
Commercial Laundry/Dyeing Plant															S	S									NP
Food Processing Plant																P									NP
Furniture Manufacturing Plant																P									NP
Machine Shop																P									NP
Manufacturing and Assembling Operations of commodities except Large steel structures																P									NP
Micro-Brewery											S	S	S		P	P					S	S			B
Petroleum Collection/Storage Facility																S									NP
Reclamation Center																P	P								NP
Sheet Metal Shop																P	P				S	S			NP
Soft Drink Bottling Plant																P	P								NP
Storage of Stone, Rock, or Gravel																S	S								NP
Welding Shop/Foundry																P	P								NP

¹ 5-Acre minimum lot area unless internet sales only with no outside storage or display.

DISCLAIMER: This is an unofficial version of the Table of Permitted Uses formatted and designed for ease of use. For the official list/version, see Chapter 118 (Zoning) of the Code of Ordinances of the City of North Richland Hills online at <http://library.municode.com/index.aspx?clientId=13926>.