

[#] = 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																							
	Conditions (ref. Section 118-633)	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS							TOWN CENTER			Freeway Corridor Overlay District				
		R-1-S Special 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		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	S	P	P	P	P		S
Communication Tower over 45' in Height										S	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	P						B
Secondary Living Unit (Granny Flat)		P	P	P																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	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	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		S	S					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			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	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				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	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
Bar	29												S											B
Brewpub, Tap Room, Wine Bar												S	S		S	S						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	28											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
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										
Nursery Retail Sales												S	S	S		P	P							B

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G. RETAIL AND SERVICE USES (CONT.)																								
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		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
Women's Accessory Store												P	P	P								P	P	B

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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	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	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
Brewery, Distillery, Winery																S	S							NP
Cabinet Shop																P	P					S		NP
Chemical Laboratory																	P							NP
Cabinet Shop																P	P					S		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>.