

[#] = 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 Single Family Res.	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	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	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	NP
Interim Enclosed Parking																							P	NP
Network Nodes, Small Cell Antennas		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																				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
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	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	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	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
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	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															P								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
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
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
Clothing Store										P	P	P	P		P	P					P	P	B

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G. RETAIL AND SERVICE USES (CONT.)																								
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											
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	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																						
Contractors 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						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>.