

AGENDA – PLANNING AND ZONING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Planning and Zoning Commission will meet at 4:00 p.m. on April 11, 2016, at City Hall, 301 16th Street, in the Commission Chambers, Second Floor. Agenda items will be as follows:

- (1) Call to Order.
- (2) Approval of Minutes from the February 8, 2016 meeting.
- (3) Consider and Take Appropriate Action on an Ordinance Amending Chapter 156, Zoning Code of the City of Canyon Code of Ordinances, by Amending Table 1-1, Summary Use Chart and Section A.02.
- (4) Discussion on Table 1-1, Summary Use Chart, of Chapter 156, Zoning Code, of the Code of Ordinances.
- (5) Adjourn.

I certify that the above Notice of Meeting was posted on the bulletin board of the Civic Complex of the City of Canyon, Texas on the 8th day of April, 2016.

Gretchen Mercer

City Clerk

Planning and Zoning Commission

Planning and Zoning Commission Meeting
Minutes – February 8, 2016

The Planning and Zoning Commission of the City of Canyon met in regular session at 4:00 pm in the City Commission Chambers of the Civic Complex. Chairman Bill Craddock presided over the meeting with the following Commissioners in attendance: Charles Munger, Leesa Wood Calvi, John Pletcher, and Kevin Luetkahans. Commissioners Mike Wartes, Bobbie Jo Krutsch, Kent Meyer, and Jon Davis were unable to attend.

Also present were the following City Staff: City Manager Randy Criswell, Assistant City Manager Jon Behrens, and Director of Code Enforcement Danny Cornelius.

Item 1: Call to Order.

Chairman Craddock called the meeting to order at 4:00 pm.

Item 2: Approval of Minutes from December 14, 2015.

Commissioner Pletcher moved, duly seconded by Commissioner Munger, to approve the minutes of December 14, 2015. Motion carried unanimously.

Item 3: Discussion on Table 1-1, Summary Use Chart, of Chapter 156, Zoning Code, of the Code of Ordinances.

The Commission began a review of the Summary Use Chart in the Zoning Code. The staff presented several examples of contradictions, outdated terms, and questionable use regulations in the table.

The primary area of discussion was Tattoo Parlors. The staff have been contacted by a gentleman inquiring about changing zoning ordinance regulations for Tattoo Parlors. Tattoo Parlors are defined as Adult Oriented Businesses which are only allowed in the I-2 (Heavy Industrial) District with a Specific Use Permit. The gentleman was interested in opening a Tattoo Parlor in the RC-2 (Commercial) District.

After some discussion, Commissioner Pletcher moved, duly seconded by Commissioner Calvi, to draft an ordinance moving Body Piercing Studio, Tattoo, and Tattoo Parlor from the definition of Adult Oriented Business Types; creating a separate category for Tattoo Studio and Body Piercing Studio under Retail Uses of Table 1-1, Summary Use Chart of the Zoning Code; and listing them as allowed uses with a Specific Use Permit in the Retail/Commercial Districts and the Industrial Districts. The motion passed unanimously.

The staff will prepare a list of past variance requests to aid in the Summary Use Chart review.

Item 4: Adjourn.

Chairman Craddock adjourned the meeting at 5:10 pm.

Bill Craddock, Chairman, P & Z

ATTEST:

Gretchen Mercer, City Clerk

AGENDA

To: Planning and Zoning Commission
From: Danny Cornelius, Director of Code Enforcement
Date: March 30, 2016
Re: Consider and Take Appropriate Action on an Ordinance Amending Chapter 156, Zoning Code of the City of Canyon Code of Ordinances, by Amending Table 1-1, Summary Use Chart and Section A.02 Terms.

We discussed this item at the February meeting. Attached is a draft ordinance for your review. The ordinance would move Body Piercing Studio, Tattoo, and Tattoo Parlor from the definition of Adult Oriented Business Types and create a separate category for Tattoo Studios (which includes Body Piercing) under Retail Uses in Table 1-1, Summary Use Chart of the Zoning Code. The ordinance lists the use as allowed by a Specific Use Permit in the Retail/Commercial Districts and the Industrial Districts. If this meets with your approval, we will schedule a public hearing for next month.

ORDINANCE NO.

Tattoo Studios

AN ORDINANCE OF THE CITY OF CANYON, TEXAS, AMENDING CHAPTER 156, ZONING CODE OF THE CITY OF CANYON CODE OF ORDINANCES, BY AMENDING TABLE 1-1, SUMMARY USE CHART AND SECTION A.02 TERMS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS; the passage, promulgation, and enforcement of the provisions herein contained are determined necessary and advisable for the promotion of the general welfare of the community to carry out the governmental powers and police powers delegated to and possessed by the City of Canyon; and,

WHEREAS; the Planning and Zoning Commission of the City of Canyon, recommended certain amendments to City of Canyon Code of Ordinances, Chapter 156, Zoning Code; and,

WHEREAS; the City Commission finds that the proposed amendments to Chapter 156 as recommended by the Planning and Zoning Commission would be in the best interest of the City;

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS;

SECTION 1:

Table 1-1, Summary Use Chart, is amended by adding Tattoo Studio under Retail Uses and allowing a Tattoo Studio by Specific Use Permit in Zoning Districts RC-1, RC-2, RC-3, I-1, and I-2.

SECTION 2:

Section A.02, Terms, is amended by adding the following:

Body Piercing. The creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

Tattoo. The practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

Tattoo Studio. An establishment or facility in which tattooing or body piercing is performed.

Section A.02, Terms, is amended by deleting Body Piercing Studio, Tattoo, and Tattoo Parlor from the definition of Adult-Oriented Business Types.

SECTION 3:

Severability. If any provision, section, subsection, clause, or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Commission of the City of Canyon, Texas in adopting this ordinance, that no portion thereof or provision continued

herein shall become inoperative or fail by any reasons of the unconstitutionality of any other portion or provision.

SECTION 4:

Repealer. All ordinances, parts of ordinances, resolutions, and parts of resolutions in conflict with this ordinance are hereby repealed to the extent of conflict with this ordinance.

SECTION 5:

Effective Date. This ordinance shall become effective _____.

INTRODUCED AND PASSED by the City Commission of the City of Canyon, Texas on the ____ day of _____, 2016.

Quinn Alexander, Mayor

ATTEST:

Gretchen Mercer, City Clerk

AGENDA

To: Planning and Zoning Commission
From: Danny Cornelius, Director of Code Enforcement
Date: March 30, 2016
Re: Discussion on Table 1-1, Summary Use Chart of the Zoning Code, Chapter 156 of the Code of Ordinances.

We began a discussion at our last meeting regarding uses in Table 1-1, Summary Use Chart, of the Zoning Code. Attached are Table 1-1, the Zoning Code Glossary, and notes regarding contradictions, outdated terms, and questionable use regulations in the table.

Also attached is a list of variance requests presented to the Zoning Board of Adjustment since the current Zoning Code was adopted in January of 1999.

Non-Residential (Retail/Commercial):		
RC-1	Retail District	(see Section 3.02 in this Ordinance)
RC-2	Commercial District	(see Section 3.02 in this Ordinance)
RC-3	Central Area District	(see Section 3.02 in this Ordinance)
Non-Residential (Industrial):		
I-1	Light Industrial District	(see Section 3.03 in this Ordinance)
I-2	Heavy Industrial District	(see Section 3.03 in this Ordinance)
Non-Residential (Other):		
F	Flood District	(see Section 3.04 in this Ordinance)
Mixed-Use:		
PD	Planned Development District	(see Section 4.02 in this Ordinance)

**TABLE NO. 1-1
SUMMARY USE CHART**

LEGEND

P	Allowed as a permitted use
S	May be allowed with a Specific Use Permit
-	Not allowed

Use	Residential						Non-Residential						Mix PD
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other	
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F	
Primary Residential Uses													
Boarding house	-	-	-	-	-	P	P	P	P	-	-	-	-
Community unit development	S	S	S	-	S	S	P	P	P	-	-	-	P
Mobile home park or trailer camp	-	-	-	P	-	-	-	P	P	-	-	-	P
Mobile home as a fixed dwelling	-	-	-	P	-	S	-	P	P	-	-	-	P
Multi-family dwelling	-	-	-	-	-	P	P	P	P	-	-	-	P
Rooming house	-	-	-	-	-	P	P	P	P	-	-	-	P
Single-family dwelling (attached)	-	-	-	-	-	P	P	P	P	-	-	-	P
Single-family dwelling (detached)	P	P	P	P	P	P	P	P	P	-	-	-	P
Two-family dwelling	-	-	-	-	P	P	P	P	P	-	-	-	P
Educational, Institutional, and Public Uses													
Airport, heliport or landing field	S	-	-	-	-	-	S	P	P	P	P	-	P
Animal pound (municipal)	S	-	-	-	-	-	-	-	-	P	P	S	-
Athletic stadium or field	-	-	-	-	S	S	S	S	S	S	S	S	P
Cemetery or mausoleum	S	S	S	-	S	P	P	P	P	P	P	S	P
Church and rectory	P	P	P	P	P	P	P	P	P	P	P	-	P

Use	Residential						Non-Residential						Mix PD
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other	
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F	
Educational, Institutional, and Public Uses, cont'd.													
College, university or private school	P	S	S	-	P	P	P	P	P	P	-	-	P
Country club (private) with golf course	P	S	S	-	P	P	P	P	P	P	-	S	P
Day nursery or kindergarten	S	S	S	-	S	P	P	P	P	P	-	-	P
Fairgrounds or exhibition area	S	-	-	-	-	-	-	P	P	P	-	S	P
Growing of farm products	P	P	P	-	P	P	P	P	P	P	P	P	P
Home for care of alcoholic, narcotic or psychiatric patients	S	-	-	-	-	-	-	P	P	P	-	-	-
Hospital (chronic care)	S	-	-	-	S	S	P	P	P	P	-	-	P
Hospital (general acute care)	S	S	S	-	S	-	P	P	P	P	-	-	P
Hospital (psychiatric)	S	-	-	-	S	-	P	P	P	P	-	-	P
Hotel or motel	S	-	-	-	-	S	S	P	P	P	-	-	P
Library (public)	P	P	P	P	P	P	P	P	P	P	-	-	P
Lodge or civic club	S	-	-	-	-	P	P	P	P	P	-	-	P
Medical facilities	S	-	-	-	-	-	P	P	P	P	S	-	P
Municipal golf course	S	S	S	S	S	S	S	S	S	S	S	S	S
Municipal uses operated by the City of Canyon	P	P	P	P	P	P	P	P	P	P	P	P	P
Museum or art gallery (private or public)	-	-	-	-	-	-	P	P	P	P	-	-	P
Private open space part of a planned development	P	P	P	P	P	P	P	P	P	-	-	S	P
Recreation center (public)	P	P	P	P	P	P	P	P	P	P	-	S	P
Public park, playground or community center	P	P	P	P	P	P	P	P	P	P	-	S	P
Rehabilitation center to provide services for federal offenders to become law abiding citizens	-	-	-	-	-	-	-	-	-	S	S	-	-
Religious or philanthropic institutions	S	-	-	-	S	S	P	P	P	P	-	-	P
Retirement home	S	-	-	-	S	P	P	P	-	P	-	-	P
School (public or parochial)	P	P	P	P	P	P	P	P	P	P	P	-	P
Tennis or swim club	S	S	S	-	S	P	P	P	P	P	-	S	P
Transportation, Utility, and Communications Uses													
All local utilities	S	S	S	S	S	S	S	S	S	S	S	S	S
Amateur radio antenna, CB antenna, or satellite dish antenna	P	P	P	P	P	P	P	P	P	P	P	P	P
Antenna over 40 feet (commercial, radio, television, relay, cellular or microwave)	S	S	S	S	S	S	S	S	S	S	S	S	S
Bus terminal	-	-	-	-	-	-	P	P	P	P	-	-	-

Use	Residential						Non-Residential						Mix
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other	
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F	PD
Transportation, Utility, and Communications Uses, cont'd.													
Electrical transmission station or substation	P	P	P	P	P	P	P	P	P	P	P	S	P
Electrical energy plant	-	-	-	-	-	-	S	S	S	P	P	S	S
Electrical transmission line	P	P	P	P	P	P	P	P	P	P	P	P	P
Fire station	P	P	P	P	P	P	P	P	P	P	P	-	P
Gas transmission line and metering substations	P	P	P	P	P	P	P	P	P	P	P	P	P
Local utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P
Public building, shop or yard of local, state or federal agency	S	S	S	S	S	S	P	P	P	P	P	-	P
Radio and television or microwave towers	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad or bus passenger station	-	-	-	-	-	-	P	P	P	P	P	-	-
Railroad team track, freight depot and docks	-	-	-	-	-	-	-	-	-	P	P	-	-
Railroad tracks and right-of-way	P	P	P	P	P	S	S	S	S	S	S	-	S
Sanitary landfill	S	-	-	-	-	-	-	-	-	-	-	-	S
Satellite, mini-dish	P	P	P	P	P	P	P	P	P	P	P	-	P
Sewage pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewage treatment plant (public)	S	S	S	S	S	S	S	S	S	S	S	S	S
Telephone line and exchange	P	P	P	P	P	P	P	P	P	P	P	S	P
Transportation/ utility easement or right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility installation other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S
Water reservoir, pumping station or well	P	P	P	P	P	P	P	P	P	P	P	P	P
Water treatment plant	S	S	S	S	S	S	P	P	P	P	P	S	S
Wind energy conversion systems	-	-	-	-	-	-	S	S	-	S	S	-	-
Accessory and Incidental Uses													
Accessory building	P	P	P	P	P	P	P	P	P	P	P	-	P
Accessory building, not part of main building	P	P	P	P	P	P	P	P	P	P	P	-	P
Detached private garbage	P	P	P	P	P	P	-	-	-	-	-	-	P
Farm accessory building	P	P	P	P	P	P	-	-	-	-	-	-	P
Home occupations	P	P	P	P	P	P	-	-	-	-	-	-	P
Incidental accessory uses	P	P	P	P	P	P	P	P	P	P	P	-	P
Name plate	P	P	P	P	P	P	P	P	P	P	P	-	P
Off-street parking incidental to main use	P	P	P	P	P	P	P	P	P	P	P	-	P

Use	Residential						Non-Residential						Mix
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other	PD
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F	
Accessory and Incidental Uses, cont'd.													
Open or outside storage of products or materials	S	-	-	-	-	-	-	-	S	S	-	S	S
Parking lot serving permitted uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Produce stand	P	-	-	-	-	S	P	P	P	S	S	S	-
Quarters for caretaker/guard as part of a permanent structure	S	S	S	S	S	S	-	-	-	P	P	-	P
Servants quarters, quarters for farm workers	P	-	-	-	-	-	-	-	-	-	-	S	P
Signs, institutional	S	S	S	S	S	S	P	P	P	P	P	S	S
Development signs	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction signs	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming pool (private)	P	P	P	P	P	P	-	-	-	-	-	-	S
Temporary field construction office (subject to temporary permit and removal at completion of project)	S	S	S	S	S	S	S	S	S	S	S	-	S
Temporary batch plant (permitted by the Code Enforcement Officer and removed at the completion of project, not to exceed 6 months, unless an extension is approved by City Commission)	S	S	S	S	S	S	S	S	S	S	S	S	S
Retail Uses													
Accessory uses (non-residential)	-	-	-	-	-	-	P	P	P	P	P	-	P
Antique shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Bakery	-	-	-	-	-	-	P	P	P	P	P	-	P
Barber shop or beauty shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Bowling alley	-	-	-	-	-	-	P	P	P	P	P	-	P
Building materials and hardware (no outside display of merchandise)	-	-	-	-	-	-	P	P	P	P	P	-	P
Cafeteria	-	-	-	-	-	-	P	P	P	P	P	-	P
Candy or cake shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Cleaning, dyeing, and pressing pick-up and small shops	-	-	-	-	-	-	P	P	P	P	P	-	P
Clothing or apparel store	-	-	-	-	-	-	P	P	P	P	P	-	P
Drapery shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Florist and garden	-	-	-	-	-	-	P	P	P	P	P	-	P
Feed store and farm supply (no outside display of merchandise)	-	-	-	-	-	-	P	P	P	P	P	-	P

Use	Residential						Non-Residential						Mix
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other	
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F	
Retail Uses, cont'd.													
Furniture store	-	-	-	-	-	-	P	P	P	P	P	-	P
Greenhouse or nursery and retail plant sales	-	-	-	-	-	-	P	P	P	P	P	-	P
Handicraft shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Household appliance service/repair	-	-	-	-	-	-	P	P	P	P	P	-	P
Key shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Kiosk	-	-	-	-	-	-	P	P	P	P	P	-	P
Laundry and cleaning (self-service)	-	-	-	-	-	-	P	P	P	P	P	-	P
Mimeograph, stationery, letter shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Mortuary or funeral parlor	-	-	-	-	-	-	P	P	P	P	P	-	-
Neighborhood service uses	-	-	-	-	-	-	P	P	P	P	P	-	P
Nursery (plant sales)	-	-	-	-	-	-	P	P	P	P	P	-	P
Paint shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Pawn shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Personal services (custom)	-	-	-	-	-	-	P	P	P	P	P	-	P
Pet shop	-	-	-	-	-	-	P	P	P	P	P	-	P
Restaurant (with drive-in service)	-	-	-	-	-	-	P	P	P	P	P	-	P
Restaurant (without drive-in service)	-	-	-	-	-	-	P	P	P	P	P	-	P
Retail service, incidental	-	-	-	-	-	-	P	P	P	P	P	-	P
Shopping center	-	-	-	-	-	-	P	P	P	P	P	-	P
Sporting goods store	-	-	-	-	-	-	P	P	P	P	P	-	P
Studio for photographer, musician, or artist	-	-	-	-	-	-	P	P	P	P	P	-	P
Studio, radio or television	-	-	-	-	-	-	P	P	P	P	P	-	P
Special Uses													
Adult-oriented uses	-	-	-	-	-	-	-	-	-	-	S	-	-
Amusement arcade	-	-	-	-	-	-	S	S	-	-	-	-	S
Bait sales	-	-	-	-	-	-	S	S	-	-	S	S	S
Banking, automated teller only	-	-	-	-	-	-	P	P	P	P	P	-	P
Business signs	-	-	-	-	-	-	P	P	P	P	P	-	S
Cabinet and upholstery shop	-	-	-	-	-	-	-	P	P	P	P	-	-
Cemetery, new and expansion	S	S	S	S	S	S	-	-	-	S	-	S	S
Cleaning and dyeing plant	-	-	-	-	-	-	-	P	P	P	P	-	-
Clubs (service), lodges, fraternities and sororities	-	-	-	-	-	-	P	P	P	P	-	-	-
Commercial amusement, indoor	-	-	-	-	-	-	-	P	-	P	P	-	-
Commercial amusement, outdoor	-	-	-	-	-	-	-	P	-	P	P	S	-
Commercial stable	P	-	-	-	-	-	-	-	-	-	-	P	P

Use	Residential						Non-Residential						Mix PD	
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other		
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F		
Special Uses, cont'd.														
Flea market	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Golf (miniature), driving range, putting course	-	-	-	-	-	-	P	P	-	P	-	S	S	
Greenhouses and nurseries (commercial)	-	-	-	-	-	-	P	P	-	P	P	S	S	
Heavy machinery sales and storage	-	-	-	-	-	-	-	P	P	P	P	-	-	
Home beauty shop	S	S	-	-	-	-	-	-	-	-	-	-	-	
Hotel and motel	-	-	-	-	-	-	P	P	P	P	-	-	-	
Job printing	-	-	-	-	-	-	P	P	P	P	P	-	-	
Laundry plant (commercial)	-	-	-	-	-	-	P	P	P	P	P	-	-	
Leather goods shop	-	-	-	-	-	-	P	P	P	-	-	-	-	
Milk depot, dairy, or ice cream plant	-	-	-	-	-	-	P	P	P	P	P	-	-	
Massage therapy establishment	-	-	-	-	-	-	-	S	S	S	-	-	-	
Newspaper printing	-	-	-	-	-	-	P	P	P	P	P	-	-	
Night club	-	-	-	-	-	-	-	S	S	-	-	-	-	
Plumbing shop	-	-	-	-	-	-	P	P	P	P	P	-	-	
Print shop	-	-	-	-	-	-	P	P	P	P	P	-	-	
Private above-ground water storage tank	P	S	S	S	S	S	-	-	-	S	S	S	S	
Private stable	P	-	-	-	-	-	-	-	-	-	-	S	-	
Public garage, no aboveground gasoline storage	-	-	-	-	-	-	P	P	P	P	-	S	S	
Recreation center	S	S	S	S	S	S	S	S	S	S	S	S	-	
Recycling center	-	-	-	-	-	-	-	S	S	P	P	S	S	
Recycling plant	-	-	-	-	-	-	-	-	-	P	P	-	-	
Roller skating rink	-	-	-	-	-	-	-	P	-	S	S	-	-	
Scientific and research laboratories	-	-	-	-	-	-	P	P	P	P	P	-	P	
Storage and sale of furniture and appliances (outside a building)	-	-	-	-	-	-	S	S	-	P	P	-	-	
Storage warehouse	-	-	-	-	-	-	P	P	-	P	P	S	-	
Taxidermist	-	-	-	-	-	-	S	S	-	S	S	-	-	
Theater, indoor	-	-	-	-	-	-	P	P	P	P	S	P	P	
Theater, outdoor (drive-in)	-	-	-	-	-	-	S	-	P	P	-	-	-	
Tire dealer	-	-	-	-	-	-	-	P	-	P	P	-	-	
Tool rental shop	-	-	-	-	-	-	-	P	-	P	P	-	-	
Trailer rental or sales	-	-	-	-	-	-	-	P	P	P	P	-	-	
Trade and commercial schools	-	-	-	-	-	-	-	P	P	P	P	-	-	
Transfer storage and baggage terminal	-	-	-	-	-	-	-	P	P	P	P	-	-	

Use	Residential						Non-Residential						Mix PD
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other	
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F	
Special Uses, cont'd.													
Veterinarian clinic and kennel (no outside pens)	-	-	-	-	-	-	-	P	P	P	P	-	-
Veterinarian clinic and kennel (with outside pens)	-	-	-	-	-	-	-	-	-	P	P	-	-
Welding or machine shop	-	-	-	-	-	-	-	P	P	P	P	-	-
Wholesale office and sample room	-	-	-	-	-	-	-	P	P	P	P	-	-
Office and Professional Uses													
Dental clinic or laboratory	-	-	-	-	-	-	P	P	-	P	-	-	-
Medical clinic or laboratory	-	-	-	-	-	-	P	P	-	P	-	-	-
Office center	-	-	-	-	-	-	P	P	-	P	-	-	-
Office, professional and administrative	-	-	-	-	-	-	P	P	P	P	P	-	S
Radio broadcasting without tower	-	-	-	-	-	-	P	P	P	P	P	-	S
Automobile and Relative Uses													
Automobile leasing and renting	-	-	-	-	-	-	-	P	P	P	-	-	-
Automobile painting and rebuilding	-	-	-	-	-	-	P	P	P	P	P	-	-
Automobile parts sales, new (inside)	-	-	-	-	-	-	-	P	P	P	P	-	-
Automobile parts sales, used (inside)	-	-	-	-	-	-	-	P	P	P	P	-	-
Automobile sales and repair	-	-	-	-	-	-	-	P	P	P	P	-	-
Automobile sales, new and used	-	-	-	-	-	-	-	P	P	P	-	-	-
Automobile service office or garage	-	-	-	-	-	-	-	P	P	P	P	-	-
Boat sales	-	-	-	-	-	-	-	P	P	P	P	-	-
Car wash (auto laundry)	-	-	-	-	-	-	S	P	P	P	P	-	S
Commercial automobile parking lot	-	-	-	-	-	-	P	P	P	P	P	-	S
Dry boat storage	-	-	-	-	-	-	-	-	-	P	P	S	-
Freight or truck terminal yard	-	-	-	-	-	-	-	-	-	P	P	-	-
Gas station	-	-	-	-	-	-	P	P	P	P	P	-	P
Go-cart track	S	-	-	-	-	-	-	P	-	P	P	-	-
Heavy machinery sales and service	-	-	-	-	-	-	-	P	P	P	P	-	-
Motor raceway, drag strip, or commercial racing	S	-	-	-	-	-	-	P	-	P	P	-	-
Outside display/storage of farm equipment and machinery	-	-	-	-	-	-	-	-	-	P	P	-	-
Outside display/storage for motorcycle sales	-	-	-	-	-	-	-	-	-	P	P	-	-

Use	Residential						Non-Residential						Mix	
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other	PD	
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F		
Automobile and Relative Uses, cont'd.														
Outside display/storage for new boat sales and service	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Outside display/storage for trailer for hauling, rental and sales	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Seat cover and muffler installation shop	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Tire retreading and capping	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Truck repair and overhaul	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Wrecking or salvage yard	-	-	-	-	-	-	-	-	-	-	S	S	-	-
Commercial and Manufacturing Uses														
Accessory uses incidental to main use	-	-	-	-	-	-	P	P	P	P	P	P	-	P
Administration or corporate headquarters	-	-	-	-	-	-	P	P	P	P	P	P	-	P
Agricultural cultivation	P	P	P	P	P	P	-	-	-	-	-	-	P	-
Agricultural grazing	P	-	-	-	-	-	-	-	-	-	-	-	P	-
Any manufacturing, industrial or storage process not prohibited by law except those specifically identified in Section 3 of this Ordinance	P	-	-	-	-	-	-	-	-	-	P	P	-	-
Asphalt or concrete paving and batching plant (temporary)	S	S	S	S	S	S	S	S	S	S	S	S	-	S
Assembly of electronic instruments and devices (enclosed building)	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Assembly of heavy electronics and devices (enclosed building)	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Assembly of radios and phonographs (enclosed building)	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Battery manufacturing	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Bottling works	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Book bindery	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Building materials and lumber yard sales	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Candy manufacturing (enclosed building)	-	-	-	-	-	-	-	P	S	P	P	P	-	-
Carting, express hauling or storage yard	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Carnival or amusement park, permanent	-	-	-	-	-	-	-	-	-	-	-	P	S	-

Use	Residential						Non-Residential						Mix PD
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other	
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F	
Commercial and Manufacturing Uses, cont'd.													
Cement, lime or gypsum manufacturing	-	-	-	-	-	-	-	-	-	-	P	S	-
Commercial school	-	-	-	-	-	-	-	-	-	P	P	-	-
Concrete products manufacturing	-	-	-	-	-	-	-	-	-	P	P	-	-
Contractors shop or storage yard	-	-	-	-	-	-	-	-	-	P	P	-	-
Cosmetic manufacturing	-	-	-	-	-	-	-	-	-	-	P	-	-
Dairy products (enclosed building)	-	-	-	-	-	-	-	-	-	P	P	-	-
Dog kennels and veterinarian office (outside pens)	-	-	-	-	-	-	-	-	-	-	P	S	-
Drapery manufacturing and sales	-	-	-	-	-	-	-	-	-	P	P	-	-
Drug/pharmaceutical manufacturing	-	-	-	-	-	-	-	-	-	P	P	-	-
Dry cleaning plant or commercial laundry	-	-	-	-	-	-	-	-	-	P	P	-	-
Electric and neon signs and commercial advertising structures (enclosed building)	-	-	-	-	-	-	-	-	-	-	P	-	-
Feed lot	S	-	-	-	-	-	-	-	-	P	P	-	-
Food products manufacturing (enclosed building)	-	-	-	-	-	-	-	-	-	P	P	-	-
Foundry casting, non-ferrous (enclosed building)	-	-	-	-	-	-	-	-	-	P	P	-	-
Frozen foods locker	-	-	-	-	-	-	-	-	-	P	P	-	-
Fur goods manufacturing, but not tanning, dyeing or slaughtering	-	-	-	-	-	-	-	-	-	P	P	-	-
Furniture manufacturing	-	-	-	-	-	-	-	P	-	P	P	-	-
General commercial	-	-	-	-	-	-	-	-	-	P	P	-	-
General manufacturing uses	-	-	-	-	-	-	-	-	-	P	P	-	-
Glass products from previously manufactured glass	-	-	-	-	-	-	-	-	-	P	P	-	-
Housing prefabrication	-	-	-	-	-	-	-	-	-	-	P	-	-
Industrial park	-	-	-	-	-	-	-	-	-	P	P	-	-
Instrument and meter manufacturing	-	-	-	-	-	-	-	-	-	P	P	-	-
Jewelry and watch manufacturing	-	-	-	-	-	-	-	-	-	P	P	-	-
Laundry and cleaning establishment	-	-	-	-	-	-	-	-	-	P	P	-	-
Leather goods fabrication	-	-	-	-	-	-	-	-	-	P	P	-	-

Use	Residential						Non-Residential						Mix	
	Single-Family				Multi-Family		Retail/Commercial			Industrial		Other		
	SF-A	SF-E	SF-S	SF-V	2F	MF	RC-1	RC-2	RC-3	I-1	I-2	F	PD	
Commercial and Manufacturing Uses, cont'd.														
Light fabrication and assembly	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Mini-warehouse/self-storage	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Musical instruments, toys, novelties, rubber/metal stamps manufacturing	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Natural gas production and distribution	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Neighborhood commercial	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Newspaper printing	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Office buildings	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Oil field equipment storage yard	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Optical goods manufacturing	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Paper products manufacturing	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Perfume (enclosed building)	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Petroleum production and refining	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Petroleum well, line, or storage	S	S	S	-	S	-	P	P	P	P	P	P	S	S
Plastic products manufacturing (no raw material processing)	-	-	-	-	-	-	-	-	S	P	P	P	-	-
Public utility service yard	-	-	-	-	-	-	-	-	-	-	P	P	S	P
Research and scientific laboratory	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Restaurants incidental to main use	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Rock quarries, sand, gravel or earth excavation	S	-	-	-	-	-	-	S	-	P	P	P	S	S
Shoe manufacturing	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Sporting goods manufacturing	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Tourist home (bed and breakfast)	S	-	-	-	-	S	P	P	P	-	-	-	-	-
Veterinarian office (no outside pens)	-	-	-	-	-	-	-	P	-	P	P	P	S	S
Wholesale or bulk storage of gasoline, propane or butane, or other petroleum products	-	-	-	-	-	-	-	-	-	-	-	P	S	-
Wholesale distribution center	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Wholesale or warehouse enterprises	-	-	-	-	-	-	-	-	-	-	P	P	-	-

(Am. Ord. 793, passed 5-24-04; Am. Ord. 863, passed 12-10-07; Am. Ord. 865, passed 2-4-08; Am. Ord. 887, passed 5-18-09; Am. Ord. 938, sec. 4, passed 12-5-11; Am. Ord. 948, passed 10-24-11)

APPENDIX A - GLOSSARY OF TERMS

SECTION A.01 PURPOSE.

For the purpose of this Ordinance, certain words are to be used and interpreted as defined hereafter. Words used in the present tense shall include the future tense; words in the singular number include the plural, and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word “shall” is mandatory and not directory.

SECTION A.02 TERMS.

For the purpose of this Ordinance, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

-A-

Accessory Building. In a Residential District, a subordinate building, attached or detached, and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lath, or greenhouse as a hobby (not a business), home workshop, children’s playhouse, storage house, or garden shelter, but not involving the conduct of a business.

Accessory Building (Farm). A structure, other than a dwelling, on a farm, as hereon defined, for the housing, protection, or storage of the usual farm equipment, animals, and crops.

Accessory Use. A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.

Accessory Use (Incidental). See “Accessory Use”.

Accessory Use (Non-Residential). A use customarily incidental, appropriate and subordinate to the principal use of land or buildings and located upon the same lot therewith and not used for permanent or temporary residential quarters.

Administration or Corporate Headquarters. A facility for the purposes of controlling a corporation or company where the only functions are administrative. No warehousing, manufacture, assembly, or distribution is included in this definition.

Adult-Oriented Businesses. Any business activity which offers the opportunity to view specified sexual activity, or view or touch specified anatomical areas for entertainment (refer to Canyon Ordinances No. 658 and 659 for further information).

Adult-Oriented Business Types. The following adult-oriented business types are included in this Ordinance:

* Adult Arcade. A business that offers its customers in one or more viewing booths motion or still pictures characterized by exposure of specified anatomical areas.

* Adult Bookstore/Film Store. A business in which a substantial portion of its stock in trade consists of books, videos, tapes, cassettes, photographs, slides, magazines, and other periodicals which are distinguished or characterized by an emphasis on specific sexual activities or specified anatomical areas or both

* Adult Cabaret. A business that offers to customers live performances characterized by exposure of specified anatomical areas.

* Adult Lounge. An Adult Cabaret that serves alcoholic beverages.

* Adult Motel/Hotel. A business which offers its customers a sleeping room or sitting room for a period of time less than 10 hours and provides motion picture or still picture entertainment characterized by exposure of specified anatomical areas.

* Adult Retail Store. A business in which a substantial portion of the stock in trade consists of items or products other than printed matter characterized by an emphasis on specified sexual activities or specified anatomical areas or both.

* Adult Theater. A business with a capacity of more than 5 persons which offers customers motion or still picture or live entertainment or performances characterized by exposure of specified anatomical areas.

* Body Piercing Studio. An establishment or facility in which tattooing or body piercing is performed.

* Tattoo. The practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. The term includes the application of permanent cosmetics.

* Tattoo Parlor. An establishment or facility in which tattooing or body piercing is performed.

* Viewing Booth. An enclosure or partial enclosure which contains any electrical or mechanical device, which displays or projects any film, videotape or photographic reproduction into the viewing area of motion or still pictures characterized by exposure of specified anatomical areas, and which enclosure or partial enclosure is authorized for occupancy by Uniform Building Code standards by no more than 5 persons.

Advertising. Any promotion of commodities or services whether on-site or off site. Prices and specials are considered as advertisement. Display of gasoline prices and telephone numbers shall not be considered as advertisement, but as a disclosure for public information.

Agricultural Cultivation. The raising of agricultural products for consumption or commercial sale. Products may include, but are not limited to, vegetables, grains, fruits, plants, and other similar products.

Agricultural Grazing. The practice of keeping cattle, sheep, horses, or other similar animals on non-cultivated fields for the purpose of grazing and feeding.

Airport. A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Alley. A public space or thoroughfare which affords only secondary means of access to abutting property thereon.

Amusement Arcade (Video Arcade). Any building, room, place or establishment of any nature or kind and by whatever name called, where more than 2 amusement devices are operated for a profit, whether the same be operated in conjunction with any other business or not, including but not limited to such amusement devices as coin-operated pinball machines, video games, electronic games, shuffle board, pool tables or other similar amusement devices. Provided, however, that term “amusement devices”, as used herein, shall not include musical devices, billiard tables which are not coin-operated, machines designed exclusively for children and devices designed to train persons in athletic skills or golf, tennis, baseball, archery, or other similar sports.

Animal Pound (Municipal). A permanent facility owned and operated by the City of Canyon, Texas for the purpose of collecting and impounding stray, wild, and/or unclaimed animals, both domestic and non-domestic.

Antenna. An instrument or device designed for transmitting or receiving any portion of the radio or microwave spectrum by residential uses and for non-commercial purposes (see also “Satellite Dish Antenna”).

Antenna (Amateur Radio, CB Radio, or Satellite Dish). Antennae not exceeding 40 feet in height above the ground elevation at the base of the tower, pole, structure or support (see also “Satellite Dish Antenna”).

Antenna (Commercial, Radio, Television, Relay, Cellular, or Microwave). An antenna in excess of 40 feet in height from the base primarily used for commercial broadcasting. Also referred to as a Microwave Tower.

Antique Shop (Sales in Building). A retail establishment engaged in the selling of works of art, furniture or other artifacts of an earlier period, with all sales and storage occurring inside a building.

Apartment. A room or suite of rooms in a multifamily dwelling or apartment house arranged, designed, or occupied as a place of residence by a single family, individual or group of individuals. (See also “Dwelling Types - Multiple Family”.)

Apartment House. Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as 3 or more dwelling units or apartments or which is occupied as a home or place

of residence by 3 or more families living in independent dwelling units. (See also “Dwelling Types - Multiple Family”.)

Area of the Lot. The area of the lot shall be the net area of the lot and shall not include portions of streets and alleys. (See also “Lot Dimensions - Area”.)

Assembly of Heavy Electronic Instruments and Devices. In enclosed building where heavy electronic components are assembled from pre-assembled or manufactured parts.

Assembly of Radios and Phonographs. An enclosed building where radio receivers and audio recording and playback equipment is assembled from pre-assembled or manufactured parts.

Athletic Stadium or Field. A permanent facility for the staging of school-sanctioned, amateur and/or professional sporting events, consisting of an open-air arena/stadium and appropriate support facilities.

Automobile. A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people, including but not limited to the following - passenger cars, trucks, buses, motor scooters and motorcycles.

Automobile Assembly, Painting, Upholstery and Rebuilding. An establishment for the assembly and repair of automobiles which includes rebuilding, painting, interior repair, upholstery, and similar services, excluding collision repair.

Automobile Body Repair. An establishment for the repair of automobiles which includes major body work, collision repair, frame straightening and similar services.

Automobile Leasing and Renting. An establishment for the storage, leasing or renting of automobiles, motorcycles, and light load vehicles.

Automobile Parking Lot or Garage. An area or structure designed for the parking of motor vehicles.

Automobile Parts and Sales (Inside). The use of any building or other premise for the primary inside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.

Automobile Parts and Sales (Outside). The use of any land area for the outside display and sale of new and used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.

Automobile Repair. General repair or reconditioning of engines, air-conditioning systems and transmissions for motor vehicles; wrecker services; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating; rust-proofing; repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and

polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, and other similar services and uses.

Automobile Repair Garage. See “Automobile Service Office or Garage”.

Automobile Sales (New Car). An establishment for the sale and leasing of new cars and light trucks. Used car and light truck sales are allowed only if vehicles are taken in as trade for new car/truck sale. The majority of sales must be attributable to new car sales.

Automobile Service Office or Garage. An establishment providing major or minor automobile repair services to all motor vehicles except heavy load vehicles.

Automobile Storage. The storage on a lot of operable automobiles for the purpose of holding such vehicles for sale, distribution or storage.

-B-

Bait Sales. A retail establishment which sells live worms, nightcrawlers, insects, and other live and inanimate matter for use as fishing bait.

Banking (Automated Teller). A device which dispenses cash and conducts limited banking transactions for customers using a credit card, bank card, or other similar personal banking card. These devices - known as automatic teller machines (ATMs) - may be part of a bank office, a drive-up banking center, or may be free-standing units in retail centers or within other buildings.

Bank, Savings and Loan, or Credit Union. An establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds.

Bakery. A facility for the production, distribution and sale of baked goods and confectioneries.

Barber Shop. An establishment for the cutting and styling of men’s hair, beards, and mustaches.

Basement. See City of Canyon Building Code.

Beauty Shop. A facility which provides hair styling, hair dyeing and coloring, manicures, facials, and other similar salon services. A “beauty shop” may also include a “Day Spa” which offers massage treatment, chemical “peels”, reflexology/foot massage, but which is not a Massage Therapy Establishment.

Berm. An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

Block. An area enclosed by streets and occupied by or intended for building; or if said word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street and said side.

Board. The term Board shall refer to the Canyon Zoning Board of Adjustment, as provided for in [Section 6.06](#) of this Ordinance.

Boarding House (Rooming House). A building other than a hotel where lodging and meals for 3 or more persons are served for compensation.

Boat Sales. An establishment for the sale and leasing of new boats and watercraft. Used boat and watercraft sales are allowed only if craft are taken in as trade for new boat sales. The majority of sales must be attributable to new boat sales.

Body Piercing. The creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

Book Bindery. An enclosed facility for the purpose of assembling hard-cover, paperback, and custom-cover books and periodicals with a bound spine.

Bottling Works. An enclosed facility for the purpose of bottling potable and non-potable liquids in glass jars and containers.

Building. Any structure built for the support, shelter, and enclosure of persons, animals, chattel, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Building Ends. Those sides of a building having the least dimension as compared to the front or rear of a building. As used herein for the building spacing regulations for multiple family dwellings, a building end shall be interpreted as being the most narrow side of a building regardless of whether it fronts upon a street, faces the rear of the lot, or is adjacent to the side lot line of another building.

Building Height. The vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of coping of a flat roof, or a declivity of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

Building Line. A line parallel or approximately parallel to the street line at a specified distance therefrom making the minimum distance from the street line that a building may be erected.

Building, Main. A building in which the principal use of the lot on which it is situated is conducted. In a residential district, any dwelling shall be deemed to be a main building on the lot on which it is situated.

Building Materials and Lumber (No Outside Storage or Display). Materials and hardware used in the construction of building and other structures, including facilities for storage inside a building.

Building Materials and Lumber (Outside Storage). Materials and hardware customarily used in the construction of building and other structures, including facilities for storage outside a building.

Bus Terminal. Any premise for the transient housing or parking of motor-driven buses and the loading and unloading of passengers.

Business Service. Establishments primarily engaged in providing services, not elsewhere classified, to business enterprises on a fee contract basis, and including but not limited to, advertising agencies, computer programming and software services, and office equipment rental or leasing.

-C-

Cabinet and Upholstering Shop. An establishment for the production, display and sale of cabinets, furniture and soft coverings for furniture.

Candy Manufacturing. An enclosed facility for the production, distribution, and sale of candies and confectioneries.

Caretakers' or Guards' Residence. A residence located on a premises with a main non-residential use and occupied only by a caretaker or guard employed on the premises.

Carnival or Amusement Park. A permanent structure or outdoor area, open to the public which provides entertainment or amusement for a fee or admission charge, including but not limited to rides, water slides, carnivals, and games of chance. See also "Commercial Amusement (Outdoor)".

Carport. A structure open on a minimum of 3 sides designed or used to shelter not more than 3 vehicles and not to exceed 24 feet on its longest dimension.

Carting, Express Hauling or Storage Yard. A facility for the operation and storage of heavy and light trucks, trailers, and tractor-trailers for the purpose of hauling materials and items for hire. Vehicles and trailers may be stored outside, provided the storage yard is surrounded by a gated fence. No on-site or outside storage of haul materials and items is permitted.

Cement, Lime or Gypsum Manufacturing. A facility for the production, sale and distribution of portland cement, lime, or gypsum.

Cemetery. Property used for the interring of the dead.

Certificate of Occupancy and Compliance. An official certificate issued by the City through the enforcing official which indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued.

Child Care Center (Day Care Center). An institution established where 4 or more children are left for care or training during the day or portion thereof. Any facility providing care, training, education, custody, treatment or supervision for children who are not related by blood, marriage or adoption to the caretaker, and who are under 14 years of age, for 24 hours a day or less, whether or not the facility is operated for profit or charges for the services it offers, but excluding a facility that provides care, training, education, custody, treatment or supervision in the caretaker's home for not more than 4 children under 14 years of age, excluding the caretaker's own children, and that also provides care after school hours for not more than 6 additional elementary school children, provided, however, that the total number of children, including the caretaker's own children, does not exceed 12 at any given time. The term "child care center" shall not include a public or private elementary or secondary school nor shall it include a hospital.

Church. A permanent building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith. (Tax exempt as defined by State law.) Uses such as daily child care and Bingo are not considered customary accessory uses.

City Commission. The governing body of the City of Canyon, Texas.

City Manager. The chief administrative officer of the City of Canyon, Texas.

Civic Center. A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, convention or entertainment facilities owned and/or operated by a governmental agency.

Cleaning (Small Plant Or Shop). A custom cleaning shop not exceeding 5,000 square feet of floor area or a pick-up shop where the actual cleaning is performed at another location.

Clinic. A group of offices for one or more physicians, surgeons, or dentists, to treat sick or injured out-patients who do not remain overnight. (See also "Medical Facilities".)

Clothing (Apparel) Store. A retail establishment for the purpose of selling new clothing for men, women, and/or children. On-site tailoring may be offered if part of new clothing sales (no separate tailoring services exclusive of clothing purchases). Storage and office space directly related to the running of the clothing business may also be part of such an establishment.

Club (Service), Lodge, Fraternity, or Sorority. An organized group having a restricted membership and specific purpose to the welfare of the members such as Lion's Club, Kiwanis, Elks, Masons, and other similar associations.

Code Enforcement Officer. The building inspector or administrative official charged with responsibility for issuing permits and enforcing the Zoning Ordinance and Building Code.

College, University, or Private School. An institution established for educational purposes and offering a curriculum similar to the public schools or an accredited college or university, but

excluding trade and commercial schools. The institution shall be a permanent facility for the purpose of undergraduate and graduate instruction. The institution may be privately or publicly funded and may also include on-campus dormitories for enrolled students.

Commercial Amusement (Indoor). An amusement or entertainment enterprise wholly enclosed and operated within a building. This includes, but is not limited to, bowling alleys, skating rinks, health clubs, racquet ball clubs, bingo parlors, indoor tennis courts, swimming pools and exercise facilities.

Commercial Amusement (Outdoor). An outdoor area or structure, open to the public which provides entertainment or amusement for a fee or admission charge, including but not limited to batting cages, miniature golf, carnivals, and swimming pools.

Commercial Parking Facility. A permanent facility, either enclosed or unenclosed for the temporary storage of 4 or more automobiles for a fee, and where repair facilities are not provided. See also “Automobile Parking Lot or Garage” and “Garage, Parking.”

Commercial or Trade School. An establishment, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade, art or occupation.

Commercial Stable. A stable for the rental of stall space or for the sale or rental of horses or mules.

Community Center. A building or complex of buildings that house cultural, recreational, athletic, or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency.

Community Unit Development. An area of 3 acres or more unsubdivided land or the frontage on one side street between 2 intersecting streets planned as a single integral residential development which may contain variable types of housing with yard setback and open space standards differing from the District in which it is located, but which observes the overall density standards set forth in such District. A mobile home subdivision may be approved as a Community Unit Development if the overall density is in compliance with the District standards in which the development is located. Where the overall density standards are proposed to vary from those of the District in which the Community Unit Development is located, the development should be handled as a Planned Development (PD) District.

Comprehensive Plan. The official City document which contains graphic and textual form policies which govern the future development of the City and which consists of various components governing specific geographic areas and functions and services of the City.

Concrete or Asphalt Batch Plant (Permanent). A permanent manufacturing facility for the production of concrete or asphalt.

Concrete or Asphalt Batch Plant (Temporary). A temporary manufacturing facility for the production of concrete or asphalt during construction of a project, and to be removed when the project is completed.

Construction Office (Temporary). A building or trailer directly related to a specific construction project to be removed at the completion of construction.

Construction Yard (Temporary). A storage yard or assembly yard for building materials and equipment directly related to a specific construction project and subject to removal at completion of construction.

Contractor's Shop and Storage Yard. A building, part of a building, or land area for the construction or storage of materials, equipment, tools, products, and vehicles.

Convalescent Home. See "Medical Facilities - Convalescent, Rest or Nursing Home (Retirement Home)".

Cosmetic Manufacturing. An enclosed facility for the production and distribution of cosmetic items, including but not limited to, perfume, make-up, foundation, eye-liner, lipstick, mascara, and other similar beauty aids.

Country Club (Private). A land area and buildings which may include a golf course, clubhouse, dining room, swimming pool, tennis courts, and similar recreational or service uses available only to members and their guests.

Court. An open, unoccupied space, bounded on more than 2 sides by the walls of a building.

Court, Inner. A court entirely surrounded by the exterior walls of a building.

Court, Outer. A court having one side open to a street, alley, yard, or other permanent space.

Coverage. The percent of a lot or tract covered by the first floor of a building. Roof eaves to the extent of 2 feet from the walls of a building shall be excluded from coverage computations.

Craft Shop. A retail establishment for the display and sale of handcrafted items. A craft shop may also include the sale of craft supplies and the conducting of occasional craft workshops. A working craft studio may also be included in the craft shop.

-D-

Dairy Products. An enclosed facility for the production, packaging and distribution of milk and milk products such as whole milk, ice cream, yogurt, cheese, cottage cheese, and other similar dairy products.

Day Nursery, Child Care Center, or Kindergarten. See "Child Care Center (Day Care Center)."

Decorative Paving. Paving that is made up of solid, precast, decorative paving, flagstone, modular units, stamped concrete, seeded concrete, colored concrete, or any combination of the above.

Department Store. A retail establishment for the purpose of selling various types of products assembled into various “departments” within the store. Departments may include, but are not limited to, clothing (women’s and men’s), shoes, health and beauty aids, housewares, gifts, linens, and other similar categories.

District. A section of the City for which the regulations governing the area, height, or use of land and buildings are uniform.

Dog Kennel and Veterinarian Office (with Outside Pens). An establishment with outdoor pens in which more than 4 dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes, and where animals and pets are admitted for examination and medical treatment. See also “Kennel (Outdoor Pens) and Veterinarian Clinic.”

Drapery Manufacturing and Sales. An enclosed facility for the production, distribution, display, and sale of draperies, curtains, valances, rods, and other accessories.

Drug and Pharmaceutical Manufacturing. An enclosed facility for the production and distribution of therapeutic medications and pharmaceutical products, but which does not include research and development, laboratory facilities, or animal testing.

Dry Boat Storage. A commercial facility where boats and watercraft are stored on dry ground, in an enclosed facility, or by some other means other than floating in water.

Dry Cleaning Plant (Commercial Laundry). An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Dry Cleaning (Small Shop). A custom cleaning shop or pick-up station not exceeding 3,200 square feet of floor area, including but not limited to dry cleaning plants having no more than 3,200 square feet of floor area.

Dwelling Types. The following residential dwelling types are included in this Ordinance:

- * Multiple-Family Dwelling. Any building or portion thereof which is design, built, rented, leased, or let to be occupied as 3 or more dwelling units or apartments or which is occupied as a home or residence of 3 or more families living in independent units.
- * Single-Family Attached Dwelling (Townhouse). A dwelling which is joined to another dwelling at one or more sides by a party wall and which is designed for occupancy by one family and is located on a separate lot delineated by front, side, and rear lot lines.
- * Single-Family Detached Dwelling. A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical

connection to a building located on any other lot or tract and occupied by one family. The dwelling may be built on-site or off-site, either as a single, sectional, or panelized housing unit.

* Single-Family Detached Dwelling (Zero Lot Line). A single-family detached dwelling may have a zero lot line for one side yard. The zero lot line shall be established by the subdivision plat for the single-family dwelling uses.

* Two-Family Dwelling (Duplex). A single structure designed and constructed with 2 living units under a single roof for occupancy by 2 families.

Dwelling Unit. Any building or portion thereof is arranged, occupied, or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.

Dwelling Unit (Model). A single-family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

-E-

Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Electric and Neon Signs and Commercial Advertising Structure. An enclosed facility for the design, production, and assembly of signs utilized electric illumination, neon or inert gaseous tubing, or other similar advertising structures.

Electrical Substation. A subsidiary station in which electric current is transformed.

Electrical Transmission Station. A subsidiary station in which electric current is transmitted.

Engine and Motor Repair. The adjustment, reconditioning or restoration to working order of engines and motors.

Erect. To build, construct, attach, hang, place, suspend or affix, including the painting of signs on the exterior surface of a structure.

Exhibition Area. An area or space either outside or within a building for the display of topic-specific goods or information

-F-

Fairgrounds. An area where outdoor fairs, circuses, or exhibitions are held.

Family. Any number of individuals living together as a single housekeeping unit, in which not more than 4 individuals are unrelated by blood, marriage, or adoption.

Family Home. A place where not more than 6 physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation by not more than 2 persons.

Farm, Ranch, Garden or Orchard. An area of 5 acres or more which is used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agricultural or husbandry specifically prohibited by ordinance or law.

Feed Lot. A permanent facility for the commercial feeding for-hire of cattle, horses, mules, and other similar farm animals.

Feed Store. An establishment for the selling of corn, grain, and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.

Field Construction Office. A building or structure, of either permanent or temporary construction, used in connection with a development or construction project for housing temporary supervisory or administrative functions related to development, construction or the sale of real estate properties within the active development or construction project.

Flea Market. An indoor or outdoor premise where the main use is the sale of new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities, in broken stalls, lots or parcels, not in bulk, for the use or consumption by the immediate purchaser in a building, open air, or partly enclosed booths or stalls not within a wholly enclosed building. The term “flea market” shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal service establishments, food services establishments, and auction establishments. This definition does not pertain to retail sidewalk sales or garage sales.

Floodplain. An area of land subject to inundation by a 100-year frequency flood, as shown on the floodplain map of the City of Canyon, Texas.

Floor Area. The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding cellars, carports, or garages.

Floor Area Ratio. The ratio between the total square feet of floor area in a structure and the total square feet of land in the lot or tract on which the structure is located. Also referred to as FAR.

Florist Shop. An establishment for the display and retail sale of flowers, small plants and accessories.

Food Products Manufacturing. An enclosed facility for the production, packaging, and distribution of foods and food products, not including dairy items, bakery goods, or confectioneries.

Food Store. A business establishment that displays and sells consumable goods that are not to be eaten on the premises. Prepared food may be sold only as a secondary use.

Foundry Casting (Non-Ferrous). An enclosed facility for the production and distribution of non-ferrous cast items.

Freight or Truck Terminal Yard. An area or building where cargo is stored and where trucks (including tractors and trailer units) load and unload cargo on a regular basis. May include facilities for temporary storage of loads prior to shipment.

Frozen Food Locker. An enclosed facility for the storage of foods and food products at or below 32 degrees Fahrenheit, where storage is arranged on a for-hire basis by companies, agencies, associations, and/or individuals. On-site food preparation or butchering is not included in this definition.

Funeral Parlor or Mortuary. An establishment for the storage of deceased human bodies prior to burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Fur Goods Manufacturing. An enclosed facility for the production and distribution of clothing and apparel items made from animal fur, but which does not include tanning, dyeing, or slaughtering.

Furniture Manufacturing. An enclosed facility for the production and distribution of home and office furnishings, including wood, steel, upholstery, leather, glass, precious metals, plastics, or other similar materials.

Furniture Store, Home Equipment Store. A permanent retail structure for the selling of goods for furnishing the home including, but not limited to furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators and other household electrical and gas appliances. All exterior display of furniture, appliances, or similar materials must be behind the front yard line established in the District in which the use is located.

-G-

Garage Apartment. A dwelling unit for one family erected in conjunction with a garage.

Garage (Detached). An enclosed (on at least 3 sides) accessory building not attached to a main building, used for storage of automobiles and used solely by the occupants and their guests.

Garage (Parking). Any building, or portion thereof, used for the storage of 4 or more automobiles in which any servicing provided is incidental to the primary storage use, and where repair facilities are not provided.

Garage (Private). An accessory building housing vehicles owned and used by occupants of the main building. If occupied by vehicles or others, it is considered to be a storage space.

Garden Shop. A facility which is engaged in the selling of flowers, ornamental plants, shrubs, trees, seeds, garden and lawn supplies, and other materials used in planting and landscaping, but not including cultivation and propagation activities outside a building.

Gas (Gasoline) Station. Any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of automobile fuels, lubricants, and automobile accessories, including those operations listed under "Automobile Repair." Vehicles which are inoperative or are being repaired may not remain parked outside an Automobile Service Station for a period greater than 7 days.

Gasoline or Petroleum Drilling or Storage. A permanent facility for the drilling or storage of fossil fuels and fossil fuel by-products, including but not limited to gasoline, diesel fuel, and motor oil. Gaseous products such as liquid natural gas, compressed natural gas, butane, and propane are not included in this definition.

General Commercial. A permanent enclosed facility for the vending of goods and services other than defined in [Appendix A](#).

General Commercial Plant. Establishments other than personal service shops for the treatment and/or processing of products as a service on a for-profit basis including, but not limited to, printing, laundry plant, or cleaning and dyeing plants.

General Manufacturing Area. A permanent enclosed facility for the production of goods and the provision of production services other than defined in [Appendix A](#).

General Manufacturing. See "Industrial, General"

General Retail Stores. Retail establishments which sell a number of lines of merchandise including, but not limited to, dry goods, apparel and accessories, furniture and home furnishings, small wares, small appliances, hardware, and food. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc.

Golf Course (Municipal) and Country Club. An area of 20 acres or more improved with trees, greens, fairways, hazards, and which may include clubhouses.

Golf Course (Miniature), Driving Range, and Putting Course. An area of less than 5 acres that includes facilities for driving or putting golf balls, but is not a regulation or conventional golf course.

Greenhouse and Nursery (Commercial). See “Nursery (Plant Sales)”.

Gymnastic or Dance Studio. A building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance.

-H-

Halfway House. A home for not more than 6 persons who have demonstrated a tendency toward alcoholism, drug abuse, antisocial or criminal conduct, together with not more than 2 persons providing supervision and other services to such persons, all of which live together as a single housekeeping unit.

Heavy Load Vehicle. A self-propelled vehicle having a Manufacturer’s Recommended Gross Vehicle Weight (GVW) of greater than 11,000 pounds, such as large recreational vehicles, tractor-trailers, buses, vans, and other similar vehicles. The term “truck” shall be construed to mean “Heavy Load Vehicle” unless specifically stated otherwise.

Heavy Machinery Sales and Service. A building or open area, other than a right-of-way or public parking area used for the display, sale, rental or storage of heavy machinery, either machines in general or a group of machines which function together as a unit.

Height. The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to the highest point of the roof’s surface if a flat surface, to the deck line of mansard roofs, or to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spire, and parapet walls not exceeding 10 feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

Height, Legal. The maximum height of a building permitted by any airport zoning ordinance or other ordinance restricting the height of structures.

Heliport. An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities.

Helistop. The same as a “Heliport,” except that no refueling, maintenance, repairs or storage of helicopters is permitted.

Home Beauty Shop. A facility based in a single-family residential dwelling which provides hair styling, hair dyeing and coloring, manicures, facials, and other similar salon services. See also “Beauty Shop” and “Home Occupation”.

Home Occupation. A home occupation is an occupation carried on in the home by a member of the occupant’s family, without the employment of additional persons, without the use of a sign to

advertise the occupation, without offering any commodity or service for sale on the premises and which does not create obnoxious noise or other obnoxious conditions to abutting residential property, such as emission of odor, increased traffic or generation of light or smoke, and where the use is carried on in the main structure only. A Home Occupation shall specifically exclude the operation of a repair garage, beauty shop, barbershop, plumbing shop, or similar activity.

Hospital (Acute Care). See “Medical Facilities - Hospital (Acute Care)”.

Hospital (Chronic Care). See “Medical Facilities - Hospital (Chronic Care)”.

Hospital (Medical). See “Medical Facilities - Hospital”.

Hospital (Psychiatric). See “Medical Facilities - Sanitarium”.

Hotel or Motel. A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing 4 or more room units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided.

Household Appliance Service and Repair. The maintenance and rehabilitation of appliances customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners, and hair dryers. Such establishment shall not involve the use of equipment which generates noise, odor, or electrical frequencies so as to interfere with the use and enjoyment of adjacent property.

Housing Prefabrication. A permanent enclosed facility for the production and distribution of mobile homes, modular homes, and other components necessary to construct a pre-fabricated home.

-I-

Industrial, Heavy. Establishments engaged in the manufacturing or transformation of materials into new products. These establishments are usually described as plants and factories, and characteristically use power driven machines and materials handling equipment. Manufacturing production is usually carried on for the wholesale market, rather than for direct sale to the domestic consumer.

Industrial, Light. Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing. Such operations shall meet the performance standards, bulk controls, and other requirements of this Ordinance.

Industrial Park. A large tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.

Instrument and Meter Manufacturing. A permanent enclosed facility for the production and distribution of electronic and mechanical testing equipment such as oscilloscopes, sound level meters, multimeters (digital and analog), stroboscopic lights, and other similar products.

-J-

Jewelry and Watch Manufacturing. An enclosed facility for the production, distribution, and repair of wristwatches, clockworks, and decorative apparel and items made from precious metals and stones.

-K-

Kennel (with Outdoor Pens). An establishment with outdoor pens in which more than 4 dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes.

Kennel (without Outdoor Pens). An establishment with indoor pens in which more than 4 dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes.

Key Shop. A retail establishment which provides key duplication, the sale and installation of locksets, the rekeying of existing locksets, and off-site locksmithing services.

Kindergarten (Private). A privately-owned and operated institution for pre-school-aged children which provides beginning education and day care for children on a paid basis. A private kindergarten must be certified and licensed by the State of Texas.

Kiosk. A small, free-standing one-story structure having a maximum floor area of 350 square feet and used for commercial purposes of the posting of temporary information and/or posters, notices, and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 25 square feet.

-L-

Landing Field. An area designated for the purpose of aircraft take-offs and landings, but not for the permanent storage or maintenance of aircraft. Any landing field within the City of Canyon, Texas must also be identified on maps maintained by the United States Federal Aviation Administration (FAA).

Landscape Buffer. A combination of physical space and vertical elements such as plants, berms, fences or walls, the purpose of which is to separate and screen incompatible land uses from each other.

Landscaped Open Area (or Landscaped Area). Any combination of living plants (such as grass, ground covers, shrubs, vines, hedges, or trees) and non-living landscaped material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving material).

Laundromat (Self-Serve Washateria). A facility where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron. Equipment shall be of similar size as customarily found in the home and of the customer self-service type and not a commercial laundry or cleaning plant.

Laundry and Cleaning Establishment. See “Dry Cleaning, Small Shop” and “Laundromat (Self-Serve Washateria).”

Leather Goods Fabrication. An enclosed facility for the tanning, dyeing, production and distribution of leather apparel items (clothing, belts, wallets, saddles, etc.) for sale by an off-site retail vendor.

Leather Goods Shop. A retail establishment for the display and sale of custom-made leather apparel items (clothing, belts, wallets, saddles, etc.) and tools and supplies for leather-craft. A leather goods shop may include limited on-premise tanning and dyeing only for items sold in the same retail store. (Items may not be manufactured for sale by other retailers.)

Library (Public). A permanent facility owned and operated by the City of Canyon, Texas for the purpose of storing and loaning books, periodicals, reference materials, audio tapes, video tapes, and other similar media to Canyon residents at no-charge, exclusive of late fees and damage replacement fees. The public library may also include meeting rooms, offices for library personnel, and other similar support facilities.

Light Fabrication and Assembly. See “Industrial, Light.”

Light Load Vehicles. A self-propelled vehicle having a Manufacturer’s Recommended Gross Vehicle Weight (GVW) not greater than 11,000 pounds (5-1/2 tons), and having not more than two axles, such as pick-up trucks, vans, recreational vehicles, campers and other similar vehicles, but not including automobiles and motorcycles.

Living Unit. The room or rooms occupied by a family and must include cooking facilities.

Loading Space. An off-street space or berth used for the delivery and loading or unloading of vehicles.

Lodging House. A building where lodging for 5 or more persons is provided for compensation.

Lot. Land occupied or to be occupied by a building and its accessory building and including such open spaces as are required under this Ordinance and having its principal frontage upon a public street or officially approved place. This term shall also include the words “plot” or “tract.”

Lot Dimensions. The following parameters are used to describe the physical dimensions of a lot:

- * Area. The total area, measured on a horizontal plane, included within lot lines.

- * Coverage. The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot, or the area determined as the maximum cross-sectional area of a building.
- * Depth. The mean distance between the front and rear lot lines. (See [Appendix B](#) for detailed illustrations.)
- * Width. The width of a lot at the front building line. (See [Appendix B](#) for detailed illustrations.)

Lot Frontage. That dimension of a lot or portion of a lot abutting on a street, excluding the site dimension of a corner lot.

Lot Lines. The lines bounding a lot as defined below:

- * Front Lot Line. The narrower side of the lot abutting a street. Where two lot lines abutting streets are of equal length, the owner shall designate which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line, and lies along the same general orientation as the front and rear lot lines, said lines shall be considered a front lot line in establishing minimum setback lines.
- * Rear Lot Line. The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line.
- * Side Lot Line. Any lot line not the front or rear lot line.

Lot of Record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Randall County, Texas, or a parcel of land, the deed for which is recorded in the office of the County Clerk prior to the adoption of this Ordinance.

Lot Types. The following various lot types are included in this Ordinance:

- * Corner Lot. A lot which has at least 2 adjacent sides abutting for their full lengths on a street, provided that the interior angle at the intersection of such 2 sides is less than 135 degrees.
- * Double Frontage Lot. A lot having a frontage on 2 streets.
- * Flag (Panhandle) Lot. A lot having access to a street or alley by means of a parcel of land having a depth greater than the width of its frontage, and having a width less than the minimum required lot width, but not less than 12 feet.
- * Interior Lot. A lot other than a corner lot.
- * Key Lot. A corner lot that is so designated that the lots located directly behind it face the side street of the corner lot and are not separated by an alley shall be considered a key lot.

Main Building. The building or buildings on a lot which are occupied by the primary use.

Manufacturing Process Which Do Not Emit Dust Odor, Smoke, Gas or Fumes. An enclosed facility which houses a manufacturing process which does not emit dust, odor, smoke, gas, or fumes beyond the bounding property lines of the lot or tract upon which the use is located and which do not generate noise or vibration at the boundary of an industrial district which is generally perceptible in frequency or pressure above the ambient level of noise in the adjacent areas and including:

- * Ceramic and pottery manufacture with dust, odor and fume control.
- * Electroplating and battery-making with acid, fume, and odor controls.
- * Grain processing with hoods, dust, and odor controls.
- * Paint, oil, shellac, and lacquer manufacture when hoods and fume destructors are used in the cooking process.
- * Plastic products manufacture with dust and fume control.
- * Woodworking and planing mill with dust and noise control.
- * Textile manufacture with dust and odor control.

The following uses are also allowed in an industrial district, but require the approval of a Special Use Permit by the City Commission:

- * Animal slaughtering or chicken killing.
- * Acid manufacture.
- * Ammonia manufacture.
- * Automobile wrecking yard.
- * Carbon black manufacture.
- * Cement, lime, gypsum, or plaster of paris manufacture.
- * Chlorine manufacture.
- * Explosives storage or manufacture.
- * Glue and fertilizer manufacture.
- * Petroleum and petroleum products refining and manufacture.
- * Petrochemical plant.

- * Rendering plant.
- * Tanning, curing, treating, or storage of skins or hides.
- * Any use which due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration or danger of explosion or fire is presently or in the future is determined a hazard and subject to special control.

Masonry Construction. Exterior construction materials including brick, stone, concrete built-up/tilt-up panels, or approved stucco.

Massage Therapy Establishment. An establishment in which massage therapy is practiced by a certified and licensed massage therapist, as defined by State law. "Massage therapy," as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower or cabinet baths. Equivalent terms for massage therapy are massage and therapeutic massage. Massage and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law. A Massage Therapy Establishment does not include a "massage parlor" or any other use which might be considered to be an adult-oriented use (see "Adult-Oriented Businesses").

Mausoleum. Property used for the interring of the dead and where bodies are interred above ground in staked vaults.

Medical Facilities. The following types of medically-oriented establishments are included in this Ordinance:

- * Convalescent, Rest or Nursing Home (Retirement Home). A home where elderly people are provided with lodging and meals with or without nursing care.
- * Dental Clinic or Medical Clinic. A facility for a group of one or more physicians for the examination and treatment of ill and afflicted human out-patients provided that patients are not kept overnight except under emergency conditions.
- * Dental Office or Doctors Office. Same as dental or medical clinic.
- * Hospital. An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities as laboratories, out-patient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.
- * Hospital (Acute Care). An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life and which is licensed by the State of Texas.

* Hospital (Chronic Care). An institution where those persons suffering from generally permanent types of illness, injury, deformity, deficiency, or age are given care and treatment on a prolonged or permanent basis and which is licensed by the State of Texas.

* Public Health Center. A facility primarily utilized by a health unit for providing public services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.

* Sanitarium. An institution providing health facilities for in-patient medical treatment or treatment and recuperation making use of natural therapeutic agents.

Mini-Warehouse/Self-Storage. An enclosed permanent facility which provides storage space to the general public on a for-hire basis. Mini-warehouses and self-storage areas may also include vehicle storage for recreational vehicles, boats, and other vehicles. No other business or service may be allowed to operate out of a rented storage space.

Miscellaneous Retail Store. An establishments engaged in the retail sale of specialized lines of merchandise not elsewhere classified, including but not limited to, drug, apparel and accessories, handicraft, and pastries.

Mobile Home. A structure, transportable in one or more sections, built on a permanent chassis, which is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and including the plumbing, heating, air conditioning, and electrical systems contained therein.

Mobile Home as Fixed Dwelling. A dwelling designed to be transported on the highway which is then placed on a lot. The mobile home is to be skirted with masonry resting on a concrete footing. The footing shall be a minimum width of 10 inches in depth and a minimum of 8 inches in width. The mobile home shall be connected to utilities and occupied as a fixed dwelling. The mobile home shall be anchored according to standards as established and adopted by the State of Texas.

Mobile Home Display and Sales. The offering for sale, storage, or display of trailers or mobile homes on a parcel of land, but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

Mobile Home Park. A tract of land designed or being used to provide both permanent and transient rental space for the accommodation of 2 or more mobile homes, motor homes, travel trailers, or other similar portable dwelling units designed to be moved on wheels from location to location by automobile, truck, or similar prime mover.

Modular Dwelling Unit or Modular Home. A dwelling which is constructed in modules, whether one or more, at a location other than the homesite, utilizing assembly-line-type production techniques or other construction methods unique to a manufacturing process. The term shall not include or apply to:

- * Sectional or panelized housing where the basic components assembled at the homesite are not at least 3-dimensional modules;
- * A home which is singularly and separately constructed for relocation and built to recognized building code;
- * Modules incorporating concrete or masonry as the primary structural component; or,
- * A mobile home as defined by the Texas Department of Labor and Standards in Article 5221f, V.T.C.S.

Monument Base. A free standing base of masonry construction to match the site building which supports the business establishments signage.

Motorcycle. Usually a two-wheeled self-propelled vehicle having one or two saddles or seats, and which may have a sidecar attached. For purposes of this Ordinance, motorbikes, motor scooters, mopeds, and similar vehicles are classified as motorcycles.

Motorcycle Sales and Service. The display, sale and serving, including repair work, of motorcycles.

Motor Raceway. An outdoor facility for sanctioned competition of racing vehicles, including cars, trucks, motorcycles, and other vehicles designed for racing purposes. A motor raceway includes spectator seating (bleacher-type stands), a paved oval or similarly-shaped race course, a paddock area for support crews and maintenance, and race track operations office(s). Straight “drag-type” race tracks are not included in this definition.

Motor Vehicle. Any vehicle designed to carry one or more persons which is propelled or drawn by mechanical power, such as automobiles, trucks, motorcycles, and buses.

Multiple-Family Building. See “Dwelling Types - Multiple-Family.”

Multiple-Family Dwelling (Apartment). See “Dwelling Types - Multiple-Family.”

Municipal Uses. Any facility owned and operated by the City of Canyon, Texas for the purpose of providing municipal services to residents and businesses within Canyon. Municipal uses may include, but are not limited to: City Hall, police station, fire station, library, parks, water treatment plant, sanitary sewer treatment plant, lift stations, drainage structures, roadways, street lights, traffic signals, and other similar municipal uses.

Museum or Art Gallery (Public or Private). A permanent facility for the collection and public display of artwork, including but not limited to paintings, sculpture, textiles, antiques, etc. Support facilities, including office space, restoration and storage areas are also included.

Musical Instruments, Toys, Novelties, Rubber and Metal Stamp Manufacturing. An enclosed permanent facility for the production and distribution of items produced primarily through a

metal or rubber stamping process. Items may include musical instruments (trumpets, trombones, sousaphones, euphoniums, etc.), toys, decorative items, and other similar items.

-N-

Name Plate. An accessory sign which in a residential area does not exceed 2 square feet in area on a single side and which is used only to identify the name and address of the owner or occupant of a premises and which is not illuminated in a flashing or intermittent manner.

Natural Gas Production and Distribution. A permanent facility for the production and distribution of natural gas products, such as liquid natural gas, compressed natural gas, butane, and propane.

Neighborhood Commercial. A retail establishment providing products to residential areas immediately surrounding the establishment. See also “Neighborhood Services Use”.

Neighborhood Services Use. A service establishment providing services to residential areas immediately surrounding the establishment.

New Car Dealership. Retail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sales of used automobiles or light load vehicles.

Newspaper Printing. An enclosed facility for the printing and distribution of newspapers, newsletters, and other similar media which is printed on “newsprint”-type paper for sale and general circulation.

Night Club. An establishment in which music, dancing or entertainment is conducted.

Non-Conforming Use. A building, structure, or use of land lawfully occupied at the time of the effective date of this Ordinance or amendments thereto, but which does not conform to the use regulations of the district in which it is situated. (See [Section 6.03](#) of this Ordinance.)

Non-Permeable. Any surface lacking the ability for air and water to pass through to the root zone of plants.

Nursery (Plant Sales). An establishment, including a building, part of a building or open space, for the growth, display and/or sale of large plants, shrubs, and trees, and other materials used in indoor or outdoor planting. The display of plants offered for sale must be behind the front yard line established in the District in which the nursery or greenhouse is located.

Nursing Home (Retirement Home). A home where elderly people are provided with lodging and meals with or without nursing care.

-O-

Occupancy. The use or intended use of the land or buildings by proprietors or tenants.

Office Building. A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand.

Office Center. A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand.

Office Showroom/Warehouse. An establishment with a minimum of 75% of its total floor area devoted to storage and warehousing but not accessible to the general public. The remaining area may include retail and wholesale sales, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

Officially Approved Place of Access. Access other than a dedicated street, such as an easement, to a property which is approved by the City of Canyon, Texas.

Oil Field Equipment Storage Yard. A permanent facility for the storage (both outdoor and indoor) of equipment and vehicles associated with oil production and distribution. All outdoor storage areas must be fenced and locked.

Open Space. Area included in any side, rear, or front yard, or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches, and plant material.

Open Storage (Outside Storage). The keeping or storing, outside a building, of any goods, material, merchandise, or equipment on a lot or tract for more than 24 hours.

Optical Goods Manufacturing. An enclosed facility for the production and distribution of optical goods which are not for sale on the premises. Optical goods include, but are not limited to, eyeglasses, contact lenses, other corrective and protective eyewear, microscopes, telescopes, binoculars, and other similar optical devices.

Ornamental Tree. A deciduous or evergreen tree planted primarily for its ornamental value or for screening purposes. An ornamental tree tends to be smaller at maturity than a "Shade Tree."

Outdoor Advertising Business. A person, firm or corporation who or which manufactures, erects, repairs, maintains or paints outdoor signs which are attached to buildings or advertising structures, or manufactures, erects, repairs or maintains services such as outdoor signs or structures on premises not owned by the person, firm or corporation.

Outside Display/Storage of Farm Equipment and Machinery. An establishment for the display, leasing, and sale of farm equipment and machinery where said equipment is stored outside.

Outside Display/Storage for Motorcycle Sales. An establishment for the display, leasing, and sale of new motorcycles where said vehicles are stored outside.

Outside Display/Storage for Boat Sales. An establishment for the display, leasing, and sale of new boats and watercraft where said vehicles are stored outside.

Outside Display/Storage for Trailer Rental and Sales. An establishment for the display, leasing, rental, and sale of new and used trailers and trucks where said vehicles are stored outside.

-P-

Paint Shop. A commercial establishment where painting services are performed, but excluding cooking or baking of varnish, paint, or lacquer.

Paper Products Manufacturing. An enclosed facility for the production and distribution of paper-made products which are not for sale on the premises. Paper products include, but are not limited to, writing paper, napkins, tissue paper, toilet tissue, boxes and other similar paper product.

Park or Playground. A recreation facility, recreation center, or park owned or operated by a public agency such as a City or School District and available to the general public.

Parking Lot (Off-Street). An off-street, ground level area, improved and surfaced with either concrete or asphalt pavement (as specified in the Canyon Subdivision Regulations Ordinance), for the temporary storage of motor vehicles.

Parking Lot (Serving Permitted Uses). An off-street, ground level area, improved and surfaced with either concrete or asphalt pavement (as specified in the Canyon Subdivision Regulations Ordinance), for the temporary storage of motor vehicles specifically for residents, tenants, employees, and/or customers of the land use served by the parking lot.

Parking Space. An off-street, ground level area, improved and surfaced with either concrete or asphalt pavement (as specified in the Canyon Subdivision Regulations Ordinance), not less than 180 square feet (measuring approximately 9 feet by 20 feet) not on a public street or alley, together with a similarly-surfaced driveway connecting the area with a street or alley permitting free ingress and egress without encroachment on the street or alley. Any parking adjacent to a public street wherein the maneuvering is done on the public street shall not be classified as off-street parking in computing the parking area requirements for any use.

Patio Home. See “Zero Lot Line Dwelling.”

Pawn Shop. An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Retail sales also take place of primarily used items.

Personal Service (Custom). Establishments engaged in providing personal services on a custom basis, such as a tailor, shop repair, barber, beauty shop, health studio, or travel consultant.

Personal Service Shop. Establishments which are primarily engaged in providing services generally involving the care of the person or his/her apparel, including but not limited to, barber and beauty shops, dry cleaning and laundry pick-up stations, and reducing salons/health clubs.

Perfume Manufacturing. An enclosed permanent facility for the production and distribution of perfume, cologne, eau de toilet, and other aromatic cosmetics which are not sold on the premises.

Petroleum Production and Refining. A permanent facility for the production, refining, and distribution of petroleum-based products, including gasoline, diesel fuel, and motor oils, but which does not include gaseous products such as liquid natural gas, compressed natural gas, butane, or propane.

Pet Shop. A retail establishment offering small animals, fish or birds for sale as pets and where all such creatures are housed within the building.

Planned Development District. Planned associations of uses developed as integral land use units such as industrial parks or manufacturing districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated for integral land use units either by a single owner or a combination of owners.

Planning and Zoning Commission. The agency appointed by the City Commission as an advisory body or zoning matters and which is authorized to recommend changes in the zoning. In case of a combined Planning and Zoning Commission, it shall be such body.

Plastic Products Manufacturing. An enclosed facility for the production and distribution of products composed of plastic, but which does not include the processing of raw or recycled materials into plastic.

Plat. A plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the City of Canyon, Texas and subject to approval by the Planning and Zoning Commission and filed in the plat records of Randall County, Texas.

Plot. A single unit or parcel of land or a parcel of land that can be identified and referenced to a recorded plat or map.

Portable Building Sales. An establishment which displays and sells structures capable of being carried and ported to another location, but not including mobile homes.

Premises. Land together with any buildings or structures situated thereon.

Primary Use. The principal or predominant use of any lot or building.

Principal Building. See "Main Building."

Print Shop. An establishment which reproduces, in printed form, individual orders from a business, profession, service, industry or government organization.

Private Above-Ground Water Storage Tank. A privately-owned and operated structure which is above ground level or elevated for the containment and distribution of water for private use only.

Private Garage. See “Garage (Private).”

Private Open Space (as Part of a Planned Development). Open space and recreation areas that are provided as part of an approved Planned Development (PD) within the City of Canyon, Texas which is privately owned and maintained and is intended for the private use of residents in the PD.

Private Recreation Facility. A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

Private Stable. An area used solely for the owner’s private purposes for the sale or keeping of horses, mules or ponies, and not kept for remuneration, hire or sale.

Private Utility (Other Than Listed). A non-public utility requiring special facilities in residential areas or on public property such as heating, cooling, or communications not customarily provided by the municipality or public utilities.

Produce Stand. A partially-enclosed structure for the purpose of displaying and selling produce items, such as fruits, vegetables, grains, and plants.

Products Manufactured From Previously Prepared Materials. An enclosed facility for the processing of products from materials other than identified in [Appendix A](#), including, but not limited to, bone, cellophane, canvas, clay, cork, feathers, felt, fiber, glass, hair, horn, paint, shell, textiles, tobacco, wood, yard, or other similar products which does not involve the processing of raw materials.

Professional Office. A room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services, including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations; but excluding medical offices.

Public Building. Any building (except a building used primarily for general office purposes) which is owned, leased, primarily used and/or primarily occupied by the State of Texas, the United States, the City of Canyon, Texas, or any political subdivision or agency of the State of Texas, the United States, or the City of Canyon, Texas, or by any public or quasi-public utility.

Public Building, Shop or Yard of Local, State or Federal Government. Facilities such as office buildings, maintenance yards or shops required by branches of local, State or Federal

government for service to an area such as highway department yard, City service center, or experiment station.

Public Garage (No Above-Ground Gasoline Storage). A facility operated by the City of Canyon, Texas or other public entity for the purpose of providing off-street parking in an enclosed or multi-level structure.

Public Park or Playground. A permanent facility owned and operated by the City of Canyon, Texas for recreation, exercise, play, and enjoyment of the public. A park or playground may consist of ball fields, tennis courts, basketball courts, walking trails, exercise equipment, “swing-sets,” slides, and other similar recreational facilities.

Public Utility Service Yard. A permanent facility for the service and support of such public utilities as water distribution, sanitary sewage collection, telephone, cable television, natural gas, and/or electrical power. The service yard shall not be directly involved in the utility production, distribution or transmission and may include limited outside storage which is fenced and locked.

-Q-

No terms beginning with the letter “Q.”

-R-

Radio Broadcasting (without Tower). A building or portion of a building used as a place for radio broadcasting, but without a transmission tower.

Radio, Television, or Microwave Tower. A structure supporting antennae for transmitting or receiving any portion of the radio spectrum, but excluding non-commercial antennae installations for home use of radio or television.

Railroad or Bus Passenger Station. Any premises for the transient housing or parking of motor-driven buses and trains and the loading and unloading of passengers.

Railroad Team Track, Freight Depot or Docks. A facility/place for the loading and unloading of materials on trains. Also referred to as a railroad spur.

Railroad Track and Right-of-Way. The right-of-way and track used by a railroad, but not including railroad stations, sidings, team tracks, loading facilities, dock yards, or maintenance areas.

Recreation Center (Public). A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

Recycling Facilities. The following facilities are used to recycle materials:

* Recycling Center. An enclosed building in which recoverable resources, such as newspapers, glassware, plastics, and metal cans, are collected, stored, flattened, crushed, or

bundled, essentially by hand for shipment to others who use those materials to manufacture new products. This facility is not a wrecking yard or junk yard.

* Recycling Collection Point. An incidental use that serves as a drop-off point for temporary storage for recoverable resources, such as newspapers, glassware, plastics, and metal cans. No processing of such items would be allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas, such as in churches and schools.

* Recycling Plant. A facility in which recoverable resources such as newspapers, glassware, plastics, and metal cans are recycled, reprocessed, and treated to return such products to a condition in which they can again be used for production. This facility is not a wrecking yard or a junk yard.

Rehabilitation Facility (Federal). A permanent facility owned and operated by the United States Federal Bureau of Prisons for the purpose of incarcerating and rehabilitating Federal offenders to become law-abiding citizens.

Religious or Philanthropic Institutions. Institutions sponsored or operated by organizations established for religious or philanthropic purposes including orphans' homes, aged homes, training and educational facilities, meeting establishments, and places of residence.

Research and Scientific Laboratory. An enclosed facility for research including laboratories, experimental equipment and operations involving compounding or testing of materials or equipment.

Residence. Same as a dwelling; also, when used with District, an area of residential regulations.

Residence for the Aged. See "Nursing Home" and "Medical Facilities - Convalescent, Rest or Nursing Home."

Residential District. District where the primary purpose is residential use.

Restaurant or Cafeteria (Incidental). An eating establishment incidental to the primary use. Such eating establishments are secondary to the primary function of the primary use and include, but are not limited to a candy counter, snack shop, restaurant, cafeteria, lunch room, or other similar incidental use. Such uses shall have no outside entrance and no outside signage.

Restaurant or Cafeteria (with Drive-In). An eating establishment where primarily food or drink is served to customers in motor vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises, such as a "drive-in" or "drive-through" window.

Restaurant or Cafeteria (without Drive-In). An eating establishment where customers are primarily served at tables or self-served and food is consumed on the premises.

Retail Service (Incidental). The rendering of retailing or services incidental to the primary use. Such uses include a barber or beauty shop, smoke shop, candy counter, restaurant, pharmacy or other incidental activity secondary to the primary office occupancy. Such uses shall have no outside entrance and no outside signage.

Retail Stores and Shops. An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, but excluding the display and sale in the open outside of a building or new or used automobiles, heavy machinery, building materials, used appliances, furniture, or salvage materials.

Retirement Home. See “Nursing Home” and “Medical Facilities - Convalescent, Rest or Nursing Home.”

Rock Quarry, Sand, Gravel, or Earth Excavation. A facility for the extraction of rocks and minerals from the earth but where the rocks and minerals are not processed on the premises.

Roller Skating Rink. A recreational facility for indoor roller skating and which includes supporting uses, such as a “snack bar,” and skate rental and repair.

Room. A building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters but not including toilet or cooking facilities.

Rooming House. See “Lodging House.”

-S-

Salvage or Reclamation of Products. The reclamation and storage of used products or materials (see also “Wrecking Yard”).

Sand, Gravel, Stone or Petroleum Extraction. The process of extracting sand, gravel, stone or petroleum from the earth.

Sanitary Landfill. A permanent facility either publicly or privately-owned and operated for the purpose of disposing solid waste. A “sanitary landfill” must be certified and licensed by the Texas Department of Health (TDH) and must abide by all current and applicable TDH standards.

Satellite Dish Antenna. An apparatus capable of receiving communications and usable satellite signals from a transmitter relay located in planetary orbit. “Usable satellite signals” are satellite signals from the major communication satellites that, when viewed on a conventional television set, are at least equal in picture quality to those received from local commercial television stations or by way of cable television.

Satellite Dish (Mini-Dish). An apparatus capable of receiving digital communications from a transmitter relay located in planetary orbit. The “mini-dish” shall not exceed 18 inches in diameter.

School (Private, Primary or Secondary). A school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum generally equivalent to public elementary or secondary schools.

School (Public or Parochial). A school under the sponsorship of a public or religious agency having a curriculum general equivalent to public elementary or secondary schools, but not including private trade or commercial schools.

Screen. A method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

Sealed Surface. An area that is paved with an all-weather surface.

Servants Quarters (Quarters for Farm Workers). An accessory dwelling in a residential district for the sole use and occupancy of a member of the immediate family or a person or persons employed on the premises by the occupant on a full-time basis as domestic help, such as a gardener, maid, chauffeur, or cook, but not involving the rental of such facilities or the use of separate utility connections.

Sewage Treatment Plant (Public). A publicly-owned and operated facility for the collection and treatment of liquid waste. A “sewage treatment plant” must be certified and licensed by the Texas Department of Health (TDH) and must abide by all current and applicable TDH standards.

Shade Tree. A sometimes evergreen, usually deciduous tree planted for its high crown of foliage or overhead canopy. A large woody perennial having one or more self-supporting stems and numerous branches reaching a mature height of at least 25 feet and a mature spread of at least 20 feet.

Shoe Manufacturing. An enclosed facility for the production and distribution of shoes, boots, sandals, sneakers, and other foot apparel which is not sold on the premises.

Shopping Center. A group of primarily retail and service commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, provision of aesthetically appropriate design and protection from the elements.

Shrub. A self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than 10 feet in height at maturity.

Sign. An outdoor advertising device that is a structure, or that is attached to or painted on a building, or that is leaned against a structure or display on premises.

Single-Family Dwelling (Attached). See “Dwelling Types - Single-Family Attached Dwelling (Townhouse)”.

Single-Family Dwelling (Detached). See “Dwelling Types - Single-Family Detached Dwelling”.

Single-Family Dwelling (Detached, Zero Lot Line). See “Dwelling Types - Single-Family Detached Dwelling (Zero Lot Line)”.

Small Engine Repair Shop. A shop for repair of lawn mowers, chain saws, lawn equipment, and other machines with one-cylinder engines.

Sporting Goods Manufacturing. An enclosed facility for the production and distribution of equipment and clothing for team sports (baseball, football, soccer, tennis, etc.), individual sports (golf, fishing, etc.), camping, exercise, running, and other similar activities.

Sporting Goods Store. A retail establishment for the sale of clothing and equipment for team sports, individual sports, camping, exercise, running, and other similar activities.

Story. That height between the successive floors of a building or from the top floor to the roof. The standard height for a story is 11 feet, 6 inches (11-1/2 feet).

Story, Half. A space under a sloping roof which has the line of intersection of roof decking and wall face not more than 3 feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use. A half story containing independent apartment or living quarters shall be counted as a full story.

Street. Any thoroughfare or public driveway, other than an alley, and more than 30 feet in width, which has been dedicated or deeded to the public for public use.

Street Intersection. Any street which joins another street at an angle, whether or not it crosses the other.

Street Line. A dividing line between a lot, tract, or parcel of land and a contiguous street, the right-of-way line.

Street Median. The non-pavement or pavement area between the moving traffic lanes of a street.

Structural Alterations. Any change in the supporting member of a building, such as a bearing wall, column, beam, or girder.

Structure. Anything constructed or erected, the use of which requires location on the ground or which is attached to something having a location on the ground (also see “Building”).

Storage or Wholesale Warehouse. A building used primarily for the storage of goods and materials.

Studios for Photographer, Musician, or Artist. A building or portion of a building used as a place of work by a photographer, musician or artist.

-T-

Telephone Line and Exchange. A line for the transmission of telephone signals and a central office in which telephone lines are connected to permit communication but not including a business office, storage or repair yards.

Television Studio (without Tower). A building or portion of a building used as a place for television broadcasting, but without a transmission tower.

Temporary Field Office. Portable building or temporary building used as a field office for a real estate development or construction project and subject to removal at the direction of the Canyon Code Enforcement Officer.

Tenant Panel. A subsection of a larger sign which indicates the name of a business within a retail center with multiple lease spaces or businesses.

Tennis or Swim Club. A private recreational club with restricted membership, usually of less area than a country club, but including a club house and swimming pool, tennis courts and similar recreational facilities, none of which are available to the general public.

Theater (Indoor). A building or part of a building devoted to the showing of motion pictures, or for dramatic, musical or live performance.

Theater (Outdoor). An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

Thoroughfare. See "Street."

Tire Dealer (with Outside Storage). A retail establishment engaged in the sale and/or installation of tires for vehicles, with outside storage.

Tire Dealer (without Outside Storage). A retail establishment engaged in the sale and/or installation of tires for vehicles, but without outside storage.

Tire Retreading and Capping. The process by which tires are treated with a new tread.

Tool Rental Shop. A building or a portion of a building used for the display and rental of tools and instruments.

Tourist Court. An area containing one or more buildings designed or intended to be used as temporary sleeping facilities of one or more transient families and intended primarily for automobile transients.

Tourist Home (Bed and Breakfast Inn). A dwelling occupied as a permanent residence by an owner or renter in which sleeping accommodations in not more than 4 rooms are provided or offered for transient guests for compensation.

Trailer Court or Mobile Home Park. A parcel of land which has been designed or improved or intended to be or rented for occupancy by one or more trailer houses or mobile homes.

Trailer (Hauling). A vehicle to be pulled behind an automobile or truck which is designed for hauling animals, produce, goods or commodities, including boats.

Trailer Home. See “Mobile Home.”

Trailer or Mobile Home Space. A plot of ground within a trailer court designed for the accommodation of one mobile home.

Trailer Rental. The display and offering for rent of trailers designed to be towed by light load vehicles.

Trailer (Travel or Camping). A portable or mobile living unit used for temporary human occupancy away from the place of residence of the occupants, and not constituting the principal place of residence of the occupants.

Transfer Storage and Baggage Terminal. A facility for the storage of baggage and other items in transit.

Transportation and Utility Structures, Facilities, Easements, Alleys, or Rights-of-Way. Permanent facilities and structures operated by companies engaged in providing transportation and utility, including but not limited to, railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turn-arounds, water reservoirs and water pumping stations.

Transit Station or Turn-Around. Passenger terminal or loading facilities for a privately or publicly owned transit system.

Travel Trailer Camp. A camp for the overnight accommodation of vacation travel trailers which can be towed over State roads not under special permits and whose length shall not exceed 35 feet.

Truck. A light or heavy load vehicle (see “Light and Heavy Load Vehicle”).

Truck Repair and Overhaul. An establishment providing major and minor automobile services to heavy load vehicles.

Truck and Bus Leasing. The rental of new or used panel trucks, vans, trailers, recreational vehicles or motor-driven buses in operable condition and where no repair work is done.

Truck Parking Lot. An area for parking of heavy load vehicles.

Truck Sales (Heavy Trucks). The display, sale or rental of new or used heavy load vehicles in operable condition.

Two-Family Dwelling. See “Dwelling Types - Two-Family (Duplex).”

-U-

Used Car Dealer. Retail sales or offering for sale of used automobiles or light load vehicles.

Utility (Local). Services provided by municipal, county, regional, or private providers including, water treatment and distribution, sanitary sewer treatment and collection, electrical generation and transmission, natural gas transmission, telephone exchange and connection, cable television relays and connection, and similar services.

Utility Distribution/Transmission Lines. Facilities which serve to distribute and transmit electrical power, gas and water, including but not limited to, electrical transmission lines, gas transmission lines and metering stations.

-V-

Variance. An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district.

Vehicle (Car) Wash. A structure used to wash motorcycles, automobiles, and light load vehicles.

Veterinarian Clinic/Office. An establishment, not including outside pens, where animals and pets are admitted for examination and medical treatment.

Visibility Triangle. That area within the curb lines of two intersecting such curb lines at points 35 feet back from their intersection.

-W-

Wholesale/Bulk Storage of Gasoline, Propane, Butane or Other Petroleum Product. A permanent facility for the storage of gasoline, propane, butane, or other petroleum products offered for wholesale distribution (not for direct sale to the general public).

Wholesale Distribution Center. A permanent facility for the storage of products, supplies, and equipment offered for wholesale distribution (not for direct sale to the general public).

Wholesale or Warehouse Enterprises. A permanent facility for the storage and wholesale distribution of overstocked inventory, unclaimed freight, “factory seconds” and other similar products not for direct sale to the general public.

Wrecking or Salvage Yard (Junk Yard). Any lot upon which 2 or more motor vehicles of any kind which are incapable of being operated due to condition or lack of licenses have been placed for the purpose of obtaining parts for recycling or resale. Building materials, scrap metal, or any other kind of salvage shall also be included in this definition.

-X-

No terms beginning with the letter “X.”

-Y-

Yard. An open space other than a court, on the lot in which a building is situated and which is not obstructed from a point 40 inches above the general ground level of the graded lot to the sky, except as provided for roof overhang and similar special architectural features and plant material.

Yard Types. The following types of open spaces are part of a lot (See [Appendix B](#) for detailed illustrations):

- * Front Yard. An open, unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the District in which it is located.
- * Rear Yard. An open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the building and the rear lot line as specified in the district in which the lot is situated.
- * Side Yard. An open, unoccupied space or spaces on one side or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard. Any lot line, not the rear or front line, shall be deemed a side line.

-Z-

Zero Lot Line Dwelling (Patio Home). A lot in a Planned Development District which is designed in such a manner that the side yard and adjacent use easement make maximum use of available land area to preserve an open, yet private, use of the side yard, and permits construction of a detached single-family dwelling with one side of such dwelling placed on the side property line.

Zoning Districts. The districts established in the Zoning Ordinance of the City of Canyon, Texas.

Zoning District Map. The official certified map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of the Zoning Ordinance.

Table 1-1
Summary Use Chart

Building materials and lumber yard sales (Commercial and Manufacturing Uses)

PERMITTED – I-1 & I-2

Building materials and hardware (no outside display of merchandise) (Retail Uses)

PERMITTED – RC-1, RC-2, RC-3, I-1, I-2, & PD

Cemetery or Mausoleum (Educational, Institutional, and Public Use)

PERMITTED – MF, RC-1, RC-2, RC-3, I-1, I-2, & PD

SUP – SF-A, SF-E, SF-S, 2F, & F

Cemetery, New or Expansion (Special Uses)

SUP ONLY – SF-A, SF-E, SF-S, SF-V, -2F, MF, I-1, F, & PD

Cemeteries are now prohibited within 5 miles of the City by State Law.

Commercial Stable (Special Uses)

PERMITTED – SF-A, F, & PD

Private Stable (Special Uses)

PERMITTED – SF-A

SUP – F

Feed Lot (Commercial and Manufacturing Uses)

PERMITTED – I-1 & I-2

SUP – SF-A

Job printing (Special Uses)

PERMITTED – RC-1, RC-2, RC-3, I-1, & I-2

There is no definition in the glossary.

Massage Therapy Establishment (Special Uses)

SUP ONLY – RC-2, RC-3, & I-1

Medical Facilities (Educational, Institutional, and Public Uses)

PERMITTED – RC-1, RC-2, RC-3, I-1, & PD

SUP – SF-A & I-2

Dental clinic or laboratory (Office and Professional Uses)

PERMITTED – RC-1, RC-2, & I-1

Medical clinic or laboratory (Office and Professional Uses)

PERMITTED – RC-1, RC-2, & I-1

Mimeograph, stationary, letter shop (Retail Uses)

PERMITTED – RC-1, RC-2, RC-3, I-1, & I-2

Mimeograph is outdated.

Nameplate signs (Accessory and Incidental Uses)

PERMITTED – All districts except F

Do we want to regulate this?

Office Buildings (Commercial and Manufacturing Uses)

PERMITTED – RC-2, RC-3, I-1, & I-2 (not allowed in RC-1)

Office Center (Office and Professional Uses)

PERMITTED – RC-1, RC-2, & I-1

Office, professional, and administrative (Office and Professional Uses)

PERMITTED – RC-1, RC-2, RC-3, I-1, & I-2

SUP – PD

Petroleum well, line, or storage (Commercial and Manufacturing Uses)

PERMITTED – RC-1, RC-2, RC-3, I-1, & I-2

SUP – SF-A, SF-E, SF-S, 2F, F, & PD

Produce Stand (Accessory and Incidental Uses)

PERMITTED – SF-A, RC-1, RC-2, & RC-3

SUP – MF, I-1, I-2, & F??

Public Garage, no above ground gasoline storage (Special Uses)

PERMITTED – RC-1, RC-2, RC-3, & I-1

SUP – F?? & PD

Servants quarters, quarters for farm workers (Accessory and Incidental Uses)

Could we come up with better wording?

Storage Warehouse (Special Uses)

PERMITTED – RC-1, RC-2, I-1, & I-2

SUP – F??

Mini-Storage/Self Storage (Commercial and Manufacturing Uses)

PERMITTED – I-1 & I-2

Temporary Batch Plant, 6 month (Accessory and Incidental Uses)

SUP ONLY – All districts

Asphalt or Concrete Paving and Batching Plant, Temporary (Commercial and Manufacturing Uses)

SUP ONLY – All except F

Theater, Indoor (Special Uses)

PERMITTED – RC-1, RC-2, RC-3, I-1, F??, & PD

SUP – I-2

Veterinarian Clinic and Kennel, no outside pens (Special Uses)

PERMITTED – RC-2, RC-3, I-1, & I-2

Veterinarian Office, no outside pens (Commercial and Manufacturing Uses)

PERMITTED – RC-2, I-1, I-2

SUP – F??, & PD

Veterinarian Clinic and Kennel, with outside pens (Special Uses)

PERMITTED USES – I-1 & I-2

Dog Kennels and Veterinarian Office, with outside pens (Commercial and Manufacturing Uses)

PERMITTED USES – I-2

SUP – F??

VARIANCES REQUESTED SINCE JANUARY 1999

ADDRESS	DESCRIPTION	APPR / DISAPP	DATE
VARIANCES TO 90% MASONRY FRONT REQUIREMENTS			
3905 4TH AVE	VAR. TO 90% MASONRY EXTERIOR FOR RETAIL BUSINESS	APPR	04/06/1999
110 23RD ST	VAR. TO 90% MASONRY EXTERIOR FOR RESTAURANT - PIZZA HUT	APPR	11/06/2001
100 23RD ST	VAR. TO 90% MASONRY EXTERIOR FOR RESTAURANT - DONUT STOP	APPR	07/26/2005
2309 13TH AVE	VAR. TO 90% MASONRY EXTERIOR ON 14TH ST SIDE WHICH IS MOSTLY DOOR WITH METAL	APPR	12/10/2007
1400, 1402 5TH AVE A/B	VAR. TO 90% MASONRY EXTERIOR ABUTTING PUBLIC STREETS	APPR	12/15/2011
1401 5TH AVE	VAR. TO 90 % MASONRY EXTERIOR FOR RETAIL GREENHOUSE	APPR	01/29/2014
TOTAL 6 APPR			
VARIANCES FOR LANDSCAPING REQUIREMENTS			
1900 N 2ND AVE	VAR. TO LANDSCAPING REQUIREMENTS	APPR	02/25/2014
421 16TH ST	VAR. TO REQUIRED LANDSCAPING IN FRONT YARD OF RESTAURANT	APPR	08/19/2014
1512 5TH AVE	VAR. TO LANDSCAPING REQUIREMENTS IN FRONT YARD OF BUSINESSES ON SQUARE	APPR	01/16/2016
800 23RD ST	VAR. TO ALLOW LANDSCAPING TO BE PLACED IN CITY OF CANYON RIGHT OF WAY	APPR	03/23/2016
TOTAL 4 APPR			
VARIANCES TO SETBACKS REQUIREMENTS			
12 COUNTRY CLUB DR	VAR. TO ALLOW ENCROACHMENT OF 18" INTO 10' REAR PROPERTY SETBACK FOR ADDITION	APPR	09/28/1999
601 23RD ST	VAR. TO ALLOW SERVICE STATION PUMPS WITHIN REQUIRED 18' SETBACK	APPR	05/25/1999
600/602 5TH ST	VAR. TO ALLOW FRONT PORCHES TO ENCROACH ON 20' FRONT PROPERTY SETBACK	APPR	02/11/2003
6 HAVENWOOD	VAR. TO ALLOW ENCROACHMENT OF 20' BACK YARD SETBACK FOR ADDITION	APPR	04/03/2003
4 & 8 JYNTEEWOOD CIR	VAR. TO ENCROACH UPON 25' FRONT YARD SETBACK	APPR	06/02/2006
601/603 8TH ST	VAR. TO FRONT YARD SETBACK FROM 20' TO 15' FOR DUPLEX TO BE BUILT	APPR	11/09/2006
8 JYNTEEWOOD CIR	VAR. TO EXTEND FENCE 10' ALONG DRIVEWAY AND ENCROACH 25' SETBACK DUE LOT IRREGULARITY	APPR	04/23/2007
58 JYNTEEWOOD CIR	VAR. TO BUILD FENCE OVER 40" TALL IN FRONT YARD SETBACK	APPR	04/24/2009
2414 11TH AVE	VAR. TO 25' FRONT YARD SETBACK FOR ADDITION OF FRONT PORCH	APPR	08/24/2009
203 27TH ST	VAR. TO 10' REAR YARD SETBACK FOR LAUNDRY ROOM ADDITION	APPR	11/12/2009
1810 3RD AVE	VAR. TO 25' FRONT YARD SETBACK FOR COVER OVER HANDICAPPED RAMP	APPR	10/19/2010
6 COUNTRY CLUB DR	VAR. TO 6' SIDE SET YARD SETBACK	APPR	10/18/2011
2111 9TH AVE	VAR. TO SIDE YARD SETBACK FOR ATTACHED GARAGE	APPR	05/27/2014
BRANDI LN	VAR. TO ALLOW FRONT YARD SETBACK OF 15'	APPR	12/17/2014
15 GRIFFIN DR	VAR. TO FRONT YARD SETBACK FROM 20' TO 15' ON GRIFFIN DR.	APPR	08/18/2015
TOTAL 15 APPR			

VARIANCES TO PARKING REQUIREMENTS			
606 24TH ST	VAR. TO ALLOW OFF STREET PARKING IN CITY OF CANYON RIGHT OF WAY	APPR	11/16/1999
1300-1310 1ST AVE	VAR. TO OFF STREET PARKING REQUIREMENTS FOR 1/2 OF PARKING INTO CITY ROW ON 1ST AVE	APPR	09/22/2009
2000 N 2ND AVE	VAR. TO MINIMUM AREA PER PARKING SPACE FOR 2000,2002,2004 N 2ND AVE	APPR	03/28/2013
2613 5TH AVE	VAR. TO ALLOW STACKED PARKING	DISAPP	01/13/2015
TOTAL 3 APPR/1 DISAPP			
VARIANCES TO LOT SIZE REQUIREMENTS			
2105 5TH AVE	VAR. TO 60' LOT REQUIREMENT FOR DUPLEX TO 50'	DISAPP	07/06/2004
2009 9TH AVE	VAR. TO COMBINE 50' OF LOT 9 AND 30' OF LOT 10 BLK 13 THEN DIVIDED INTO 2 40' FOR HOMES	DISAPP	05/24/2005
2011 9TH AVE	VAR. TO COMBINE PARTS OF 2 LOTS AND REDUCE LOT SIZE FROM 50' TO 40' IN 2-F DISTRICT	DISAPP	05/24/2005
2005 & 2007 2ND AVE	VAR. TO LOT WIDTH FROM 60' TO 50' FOR DUPLEXES TO BE BUILT	APPR	09/13/2007
TOTAL 1 APPR/3 DISAPP			
VARIANCES TO ZONING REQUIREMENTS			
506 9TH AVE	VAR. TO ALLOWABLE USE IN 2-F ZONING DISTRICT FOR MASSAGE THERAPY	APPR	06/13/2002
1408 4TH AVE	VAR. TO ALLOW PERMANENT MAKEUP APPLICATION AT LA LA'S DREAM SHOP	APPR	02/25/2014
2100/2102 5TH AVE	VAR. TO ALLOW TO OCCUPANCY FOR A ROOMING HOUSE IN A 2-F DISTRICT	APPR	07/09/2014
201 I-27	VAR. TO ALLOW PUBLIC UTILITY YARD IN RC-1 ZONE	APPR	11/19/2015
1004 7TH AVE	VAR. TO USE TRAVEL TRAILER IN BACK YARD FOR TEMP HOUSING DUE TO FIRE	APPR	12/15/2010
TOTAL 5 APPR			
VARIANCES TO SIGN REQUIREMENTS			
302 15TH ST	VAR. TO OBTAIN PERMIT FOR PROHIBITED POLE SIGN	DISAPP	09/24/2013
14 GAGESTONE	VAR. TO ALLOW FLAG SIGNS FOR PARADE OF HOMES	DISAPP	04/16/2015
60 CANYON EAST PKWY	VAR. TO ALLOW FLAG SIGNS FOR PARADE OF HOMES	DISAPP	03/03/2016
TOTAL 3 APPR			
VARIANCES TO FENCING REQUIREMENTS			
1007 5TH ST	VAR. TO FENCING REQUIREMENTS TO OBTAIN 48" TALL FENCE IN FRONT YARD	APPR	07/29/2014
TOTAL 1 APPR			