

IN - General Industrial District

The General Industrial District is intended for areas of greater intensity than the Business/Industrial Park District. These areas are to provide a range of development opportunities including such uses as manufacturing, fabrication, and/or warehousing. These areas have the potential to involve heavy truck traffic, as such they require direct access to a principal arterial. Additionally, since the operations of these uses could occur both indoors and outdoors, these areas require larger buffers against abutting development.

In District Land Uses			
Permitted Land Uses Uses allowed without restrictions/ special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Government Transportation Facilities Local/Neighborhood Utilities Major Utilities Passive Outdoor Recreation Business or Trade School Office-Showroom Heavy Equipment Retail Sales/Services Vehicle Gas/Fueling Station Vehicles Sales and Rentals Vehicle Services Contractor Services Heavy Industrial Services Light Industrial Services Research & Development Warehouse	Crop Production and Sales Animal Clinic or Services Brewery/Distillery/Winery Pawn Shop Self-Storage Storage Yard Waste Related Services	Rotary Wing Aviation Uses Resource Extraction Scrap and Salvage Yard Wireless Transmission Facilities	Animal Production/Ranching Commercial Stables Game Ranch Cottage Single-Family Detached Single-Family Attached Industrialized Housing Manufactured Home Manufactured Home Park Tiny House Development Duplex Triplex Quadplex Townhouse Apartment, Mid/High Density Live-work unit Loft Apartment Fixed Wing Aviation Uses Cemetery Day-Care Center Residential Childcare Facility Community Assembly/Amenity College/University Education Housing/Services for the Aging Hospital Neighborhood Amenity Religious Assembly Social Service Institution Bar or Night Club Campground Food & Drink (general) Food & Drink (neighborhood) Full Service Hotel Limited Service Hotel Resort Hotel Office Medical Office/Clinic Commercial Parking Personal Services Commercial Rec./Entertainment RV Park General Retail Sales Large Scale Retail Sales/Service Shopping Center Special Event Venue
* Refer to Restrictions and Conditions below .			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Crop Production and Sales	Crop production shall be entirely within an enclosed building.
Aviation Uses, Rotary Wing	Development of heli-facility or heliport uses shall be designed according to the applicable design standards set out in the U.S. Department of Transportation Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction of a heli-facility, heliport, or helistop shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 160'.
Animal Clinic or Services	Outdoor dog runs and animal exercise areas shall be set back 100' from residential property and screened by wall/fence. No livestock or large animals (e.g., horse) shall be boarded, treated, or otherwise kept on the premises.
Brewery/ Distillery/ Winery	Maximum 25% of the establishment area may be dedicated for customer components. Outdoor seating/live music/entertainment shall be set back 100' from residential property and screened by wall/fence.
Pawn Shop	Parcel shall be at least 200' from residential property. Owner/operator shall maintain compliance with Chapter 371, <i>Pawnshops</i> , of the Tex. Finance Code.
Scrap and Salvage Yard	The parcel proposed for development shall be located no closer than 600 feet from any residentially used or zoned property and take access from an arterial or collector street. All outdoor areas used for scrap and salvage storage shall be completely screened by a wall or fence at least eight feet in height and a 15-foot landscape buffer. Wrecked cars, junk, salvage, scrap, or other materials shall not be visible from adjacent properties or public rights-of-way above the required wall or fence.
Self-Storage	Facility shall be set back 150' from major arterial street. Unit doors shall not be visible from street nor residential properties. Outdoor storage shall be screened from street and adjacent properties by 8' wall/fence. Outdoor storage areas shall comply with Section 4.6.5, <i>Outdoor Storage</i> .
Storage Yard	When located adjacent to a major arterial level street, the facility shall be set back at least 150 feet from the right-of-way. The use shall be completely screened by a wall or fence at least eight feet in height and a Type B landscape buffer. Outdoor storage areas shall comply with Section 4.6.5, <i>Outdoor Storage</i> .
Waste Related Services	The facility shall be set back at least 100 feet from residentially zoned or used properties. Any outdoor recycling storage (bins) or activities shall be visually screened from any adjacent roadways, residentially zoned or used properties, and any other nonindustrial uses by an eight-foot perimeter fence constructed of brick, stone or similar masonry product. Approval of a Conditional Use Permit is also required within the BP district. All solid, liquid or sanitary waste collected shall be stored and all manufacturing or production of goods or energy from solid, liquid or sanitary waste or recycled materials shall be conducted in an enclosed building.

IN District Development Standards	
Requirement	Standard
Minimum Area of New Development	5 acres
Minimum Lot Size	1 acre
Minimum Lot Width	250 ft.
Minimum Lot Frontage	250 ft.
Front Setback	35 ft.
Front Build-to Line	n/a
Interior Side Setback	20 ft.
Street Side Setback	25 ft.
Rear Setback	40 ft.
Maximum Height	60 ft.
Maximum Lot Coverage	85%
Minimum Overall Masonry	50%