

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.
Business or Trade School Contractor Services Government Heavy Equipment Retail Sales/Services Heavy Industrial Services Light Industrial Services Local/Neighborhood Utilities Major Utilities Office-Showroom Passive Outdoor Recreation Research & Development Religious Assembly Transportation Facilities Vehicle Gas/Fueling Station Vehicles Sales and Rentals Vehicle Services Warehouse	Animal Clinic or Services Brewery/Distillery/Winery Crop Production and Sales Pawn Shop Self-Storage Storage Yard Waste Related Services	Resource Extraction Rotary Wing Aviation Uses Scrap and Salvage Yard Wireless Transmission Facilities	Animal Production/Ranching Apartment, Mid/High Density Aviation Uses Fixed Wing Bar or Night Club Bed and Breakfast Lodging Campground Cemetery College/University Commercial Parking Commercial Rec./Entertainment Commercial Stables Community Assembly/Amenity Cottage Day-Care Center Duplex, Triplex, Quadplex Education Food & Drink (general) Food & Drink (neighborhood) Full Service Hotel Game Ranch General Retail Sales Group Home Home Enterprise Hospital Housing/Services for the Aging Industrialized Housing Large Scale Retail Sales/Service Limited Service Hotel Live-work Unit Loft Apartment Manufactured Home Manufactured Home Park Medical Office/Clinic Neighborhood Amenity Office Personal Services Residential Childcare Facility Resort Hotel RV Park Shopping Center Single-Family Attached Single-Family Detached Single-Family Zero Lot Line Social Service Institution Special Event Venue Tiny House Development Townhouse
*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' 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 8' 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' from the right-of-way. The use shall be completely screened by a wall or fence at least 8' 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' 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 8' 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%