

ORDINANCE No. 1144

**AN ORDINANCE OF THE CITY COUNCIL, CITY OF BRADY, TEXAS
AUTHORIZING ZONING OF BRADY LAKE AND AMENDING THE CITY OF
BRADY ZONING ORDINANCE**

Whereas, the City of Brady, Texas, Texas a home rule municipality ("CITY") has the desire to zone the Brady Lake area as defined by the City Zoning Ordinance; and

Whereas, the CITY held a public hearing and posted public notices and mailed letters to land owners as required by law; and

Whereas, the CITY received a final report and recommendation from the Planning and Zoning Commission; and

Whereas, the CITY desires add Brady Lake Zoning Section 15 and to update the Use Charts to the current zoning ordinance, as attached; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS:

Section 1. The City Council of the City of Brady, Texas hereby authorizes the Mayor of the City of Brady to execute said Zoning Ordinance Amendment pursuant to his authority set forth in Section 3.05 of the City of Brady Home Rule Charter.

Section 2. This ordinance shall become effective upon passage on its second reading.


Section 3. If any section or part of this ordinance is held by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this ordinance but shall be confined in its operation to the specific section or sections that are held unconstitutional or invalid.

Passed and Approved on FIRST READING on the 21st day of January, 2014.

Passed and Approved on SECOND READING on the 4th day of February, 2014.


Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:

City Attorney

Section 15 BLR – Brady Lake Recreation District

15.1 GENERAL PURPOSE AND DESCRIPTION

The BLR, Brady Lake Recreation District is designed to permit the use of the land for public recreational purposes.

15.2 PERMITTED USES

1. Those uses specified in Section 28 (Use Charts) not otherwise included in this section.
2. Campground, shooting ranges, golf courses, miniature golf courses, RV parks, picnic areas, and fishing, boating and water skiing.
3. Municipally-owned facilities and uses including parks and open space.
4. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith.
5. Such uses as may be allowed by Specific Use Provisions, Section 27.

15.3 HEIGHT REGULATIONS:

Maximum Height:

1. Forty feet (40') for the main building or structure.
2. Twenty-five (25') for accessory buildings.
3. Other (see Section 32).

15.4 AREA REGULATIONS

A. Size of Lots: Not Applicable

B. Size of Yards:

1. Minimum Front Yard – Twenty-five (25'); all yards adjacent to a street shall be considered a front yard.
2. Minimum Side Yard – Fifteen feet (15'); twenty-five feet (25') to a public street .
3. Minimum Rear yard – Twenty-five feet (25').
4. Adjacent to a Single-Family District – The side or rear setback, whichever is adjacent to a residential district, shall observe a one hundred foot (100') setback.

15.5 SPECIAL REQUIREMENTS

- A. Recreational vehicles, travel trailers or motor homes may not be used for permanent on-site dwelling purposes.
- B. Electrical fencing and barbed wire fencing is prohibited as perimeter fencing.
- C. Open Storage of material or equipment is prohibited.
- D. Other Regulations – As established in Sections 29 and 35, as applicable.

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.2

PRIMARY RESIDENTIAL USES

Legend for Interpreting Use Charts
P Designates use permitted in District indicated
□ Designates use prohibited in District indicated
S Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLEX)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
BED AND BREAKFAST INN OR FACILITY *			S	S	P		P	P	P	P	
BOARDING OR ROOMING HOUSE *					S						
COMMUNITY HOME *	P		P	P	P	S	S	S		S	
HOUSING FOR THE ELDERLY/SENIOR APARTMENTS/CONGREGATE HOUSING *				S	P				S		
INDUSTRIALIZED HOME *	P		P	P	P	P					
MOBILE HOME OR HUD-CODE MANUFACTURED HOME *						P					
MANUFACTURED/MOBILE HOME PARK *						P					
MOBILE HOME SUBDIVISION *						P					
MULTIPLE FAMILY DWELLING (APARTMENT) *					P				S		
SINGLE FAMILY DWELLING DETACHED *	P		P	P	P	P			P		
TWO-FAMILY DWELLING (DUPLEX) *				P	P				S		
PRIVATE RESIDENTIAL SUBDIVISION *			S	S	S	S					

*SEE DEFINITIONS SECTION 36

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.3

ACCESSORY & INCIDENTAL USES

Legend for Interpreting Use Charts
P Designates use permitted in District Indicated
□ Designates use prohibited in District Indicated
S Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLEX)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
ACCESSORY BUILDING-NON-RESIDENTIAL (BUSINESS OR INDUSTRY) *		P					P	P	S	P	P
ACCESSORY BUILDING (RESIDENTIAL) *	P		P	P	P	P					
CARETAKER'S OR GUARD'S RESIDENCE	P	P	S	S	S	S				S	S
GARAGE/ACCESSORY DWELLING *	P		S	S	S						
HOME OCCUPATION *	P		P	P	P	P			P		
OFF-STREET PARKING INCIDENTAL TO MAIN USE *	P	P	P	P	P	P	P	P	P	P	P
SWIMMING INSTRUCTIONS AS HOME OCCUPATION *	SEE SECTION 35										
SWIMMING POOL (PRIVATE) *	P		P	P	P	P	P	P		P	P
TEMPORARY FIELD OFFICE OR CONSTRUCTION YARD OR OFFICE *	SUBJECT TO TEMPORARY PERMIT ISSUED BY THE BUILDING OFFICIAL										
TENNIS COURT (LIGHTED) *	P	P	S	S	S	S	P	P		P	P
TENNIS COURT (PRIVATE, NO LIGHTS) *	P		P	P	P	P	P	P		P	P

*SEE DEFINITIONS SECTION 36

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.4

**UTILITY, SERVICE AND OTHER
USES**

Legend for Interpreting Use Charts
P Designates use permitted in District Indicated
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	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLICATE)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
ANIMAL POUND (PUBLIC) *	P									P	P
ANTENNA (NON-COMMERCIAL) *	P	P	P	P	P	P	P	P	P	P	P
ANTENNA (COMMERCIAL) *	SEE SECTION 32. 6										
ELECTRICAL ENERGY GENERATING PLANT *	S									S	S
ELECTRICAL SUBSTATION (HIGH VOLTAGE BULK POWER) *	S	S	S	S	S	S	S	S	S	S	S
ELECTRICAL TRANSMISSION LINE (HIGH VOLTAGE) *	S	S	S	S	S	S	S	S	S	S	S
FARM, RANCH, GARDEN, CROPS, OR ORCHARD *	P	P	P	P	P	P	P	P	P	P	P
FIRE, POLICE, OR MUNICIPAL BUILDINGS *	P		P	P	P	P	P	P	P	P	P
FRANCHISED PRIVATE UTILITY (NOT LISTED) *	S	S	S	S	S	S	S	S	S	S	S
GAS LINE AND REGULATING STATION *	S	S	S	S	S	S	S	S	S	S	S
LOCAL UTILITY LINE *	P	P	P	P	P	P	P	P	P	P	P
PUBLIC AGENCY BUILDING, SHOP, YARD OR FACILITY *	S	P					P	P	P	P	P
STUDIO FOR RADIO OR TELEVISION *							S	P	P	P	P
SEWAGE PUMPING STATION (PUBLIC) *	P	P	P	P	P	P	P	P	P	P	P
TELEPHONE BUSINESS OFFICE *							P	P	P	P	P
TELEPHONE EXCHANGE, SWITCHING OR RELAY OR TRANSMITTING STATION *	P	P	P	P	P	P	P	P	P	P	P
UTILITY SHOPS OR STORAGE YARDS OR BUILDINGS *	S	P						S		P	P
WATER RESERVOIR WELL OR PUMPING STATION *	P	P	P	P	P	P	P	P	P	P	P
WATER STAND PIPE OR ELEVATED WATER STORAGE *	P	P	P	P	P	P	P	P	P	P	P
WATER TREATMENT PLANT *	P	P	P	P	P	P	P	P	P	P	P
MUNICIPAL FACILITY OR USE *	P	P	P	P	P	P	P	P	P	P	P

*SEE DEFINITIONS SECTION 36

REVISED 04/24/13

Legend for Interpreting Use Charts

- P Designates use permitted in District Indicated
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- S Indicates use may be approved as Specific Use Provision (SUP)

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.5

RECREATIONAL AND ENTERTAINMENT USES

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLEX)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
AMUSEMENT ARCADE *								S	S	P	P
AMUSEMENT, COMMERCIAL (INDOOR) *								P	S	P	P
AMUSEMENT, COMMERCIAL (OUTDOOR) *								S		P	S
BALLROOM DANCING *								P	P	P	P
CARNIVAL, CIRCUS OR TENT SERVICE (TEMPORARY) *	SUBJECT TO TEMPORARY PERMIT ISSUED BY THE B.O.										
COUNTRY CLUB (PRIVATE) *	P		S	S	S	S	P	P		P	P
DAY CAMP FOR CHILDREN *	P	P	S	S	S	S	P	P	P	P	P
GOLF COURSE *	P	P	S	S	S	S	P	P		P	P
PARK OR PLAYGROUND (PRIVATE, NON-COMMERCIAL) *	P		P	P	P	P	P	P	P	P	P
PARK OR PLAYGROUND (PUBLIC) *	P	P	P	P	P	P	P	P	P	P	P
PLAYFIELD OR STADIUM (PUBLIC) *	S	P	S	S	S	S	S	S		P	P
PRIVATE CLUB *								S	S	S	
RODEO GROUNDS *	S									P	S
ROLLER OR ICE RINK *								P		P	P
RV PARK/TRAILER PARK *		P						S		P	S
STABLE (COMMERCIAL) *	P									S	S
SWIMMING POOL (COMMERCIAL) *							S	S		P	P
SWIM, TENNIS OR HANDBALL CLUB *							P	P	P	P	P
THEATER (OPEN DRIVE-IN) *								S		P	S
THEATER OR PLAYHOUSE(INDOOR) *								P	P	P	P
ZOO (PRIVATE) *										S	
ZOO(PUBLIC) *		P									
SEXUALLY ORIENTED BUSINESS											P
CAMPGROUNDS (PUBLIC)		P									
SHOOTING RANGE (PUBLIC)		P									
MINATURE GOLF COURSE (PUBLIC)		P									
ALL TERRIAN VEHICLE (ATV) PARKS											
RECREATIONAL VEHICLE (RV) PARKS		P									
PICNIC AREAS (PUBLIC)		P									
FISHING, BOATING AND WATER SKIING		P									

*SEE DEFINITIONS SECTION 36

USE CHART CITY OF BRADY, TEXAS ZONING ORDINANCE

SECTION 28.6

EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES

Legend for Interpreting Use Charts
P Designates use permitted in District indicated
□ Designates use prohibited in District indicated
S Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLICATE)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
ART GALLERY OR MUSEUM *		P					P	P	P	P	P
ASSISTED LIVING FACILITY *					S		S	P	P	P	S
CEMETERY, ANIMAL *	S									S	
CEMETERY OR MAUSOLEUM *	S							S		S	S
CHILD CARE CENTER/DAY CARE CENTER *	S				S	S	P	P	P	P	P
CHURCH, RECTORY OR TEMPLE *	P		P	P	P	P	P	P	P	P	P
COLLEGE OR UNIVERSITY *	S				S	S	S	P	P	P	P
COMMUNITY CENTER *	S	P	S	S	S	S	S	S	S	S	S
CONTINUING CARE RETIREMENT COMMUNITY *					P	P	P	P	P	P	P
CONVENT OR MONASTERY *	S		S	S	S	S	P	P	P	P	P
FAIRGROUNDS OR EXHIBITION AREA *	S	P								P	S
FAMILY HOME (CHILD CARE) *	S		S	S	S	S					
FRATERNAL ORGANIZATION, LODGE, UNION HALL, OR CIVIC *	S						P	P	P	P	P
GROUP DAY CARE HOME *	S				S	S	P	P	P	P	P
HOSPITAL, ACUTE CARE *							P	P	P	P	P
HOSPITAL, CHRONIC CARE *							P	P	P	P	P
INSTITUTION FOR ALCOHOLIC, NARCOTIC OR PSYCHIATRIC PATIENTS *							P	P	P	P	P
INSTITUTION OF RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE *	S		S	S	S	S	P	P	P	P	P
KINDERGARTEN OR NURSERY SCHOOL (PRIVATE) *	S		S	S	S	S	P	P	P	P	P
NON-PROFIT ACTIVITIES BY A CHURCH *	P		P	P	P	P	P	P	P	P	P
REHABILITATION CARE FACILITY (HALFWAY HOUSE)*							P	P	P	P	P
REHABILITATION CARE INSTITUTION *							P	P	P	P	P

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.6 (CONT.)

**EDUCATIONAL, INSTITUTIONAL
AND SPECIAL USES**

Legend for Interpreting Use Charts
P Designates use permitted in District Indicated
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S Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLICATE)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
RETIREMENT HOUSING FOR THE ELDERLY *				S	P	P	P	P	P	P	S
SCHOOL, BUSINESS *							P	P	P	P	P
SCHOOL, COMMERCIAL TRADE *							S	P	P	P	P
SCHOOL, DRIVING/DEFENSIVE DRIVING *							S	P	S	P	P
SCHOOL, PRIVATE (PRIMARY OR SECONDARY) *	S		S	S	S	S	P	P	P	P	P
SCHOOL, PUBLIC OR PAROCHIAL *	P		P	P	P	P	P	P	P	P	P
SEASONAL USES (TEMPORARY) *	P	S	S	S	S	S	S	S	S	S	S
SKILLED NURSING FACILITY *					P	P	P	P	S	P	P

*SEE DEFINITIONS SECTION 36

USE CHART CITY OF BRADY, TEXAS ZONING ORDINANCE

SECTION 28.7

TRANSPORTATION RELATED USES

Legend for Interpreting Use Charts
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	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
AIRPORT OR LANDING FIELD *	S									S	P
BUS STATION OR TERMINAL *								S	S	P	P
HAULING OR STORAGE COMPANY W/OUTSIDE STORAGE *										S	P
HELIPORT *	S	S						S		S	S
HELISTOP *	S	S					S	S	S	S	S
MOTOR FREIGHT COMPANY *										S	P
PARKING LOT OR STRUCTURE (AUTO) *		P					S	S	S	P	P
PARKING LOT, TRUCKS AND TRAILOR *										P	P
TRACTOR SALES *								S		P	P

*SEE DEFINITIONS SECTION 36

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.8

AUTOMOBILE & RELATED USES

Legend for Interpreting Use Charts
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	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
AUTO ACCESSORY INSTALLATION, MINOR *								P	S	P	P
AUTO FINANCING AND LEASING (NO OUTDOOR LOT OR DISPLAY) *							P	P	P	P	P
AUTO GLASS, SEAT COVER UPHOLSTERY REPAIR *										P	P
AUTO LAUNDRY OR CAR WASH (ATTENDED) *							S	P	P	P	P
AUTO LAUNDRY OR CAR WASH (UNATTENDED) *								S		P	P
AUTO PAINTING OR BODY REBUILDING SHOP *										P	P
AUTO PARTS AND ACCESSORY SALES (INDOOR) *								P	P	P	P
AUTO RENTAL *										P	P
AUTO REPAIR, MAJOR *										P	P
AUTO REPAIR, MINOR *								P	S	P	P
AUTO STORAGE OR AUTO AUCTION *										S	P
AUTOMOTIVE GASOLINE OR MOTOR FUEL SERVICE STATION *								P		P	P
BOAT SALES *								S		P	P
GASOLINE SALES (RETAIL) *								P		P	P
MOTORCYCLE SALES AND REPAIR *								S		P	P
NEW AUTO SALES (USED CAR SALES OR ACCESSORY ONLY) *								S		P	P
RV/CAMPER SALES *								S		P	P
TIRE DEALERSHIP *								S		P	P
TRAILER AND HEAVY LOAD VEHICLE REPAIR *								S		P	P
TRAILER OR TRUCK RENTAL *								S		P	P
USED AUTO SALES *								S		P	P
WINDOW TINTING, AUTO *								P	S	P	P
WRECKING YARD (AUTO SALVAGE) *											S

USE CHART CITY OF BRADY, TEXAS ZONING ORDINANCE

SECTION 28.9

OFFICE & PROFESSIONAL USES

Legend for Interpreting Use Charts
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	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
ACCOUNTANT OR BOOKKEEPING OFFICE *							P	P	P	P	P
ARMED SERVICES RECRUITING CENTER *							P	P	P	P	P
ARCHITECTS OFFICE *							P	P	P	P	P
BANK, SAVINGS & LOAN OR CREDIT UNION *							P	P	P	P	P
CHECK CASHING SERVICE & LOAN AGENCY *							S	P	P	P	P
CENTRAL CLINIC, LABORATORY OR OFFICE *							P	P	P	P	P
MEDICAL CLINIC OR OFFICE *							P	P	P	P	P
MEDICAL LABORATORY *							S	P	P	P	P
MINOR MEDICAL EMERGENCY CLINIC *							S	P	P	P	P
MORTGAGE & LOAN AGENCY *							P	P	P	P	P
OFFICES, GENERAL BUSINESS & PROFESSIONAL *							P	P	P	P	P
OPTICIAN OR OPTOMETRIST *							P	P	P	P	P
RADIO OR TELEVISION BROADCASTING WITHOUT TOWER *							S	P	P	P	P
REAL ESTATE OFFICE *							P	P	P	P	P
TELEMARKETING AGENCY *							S	P	S	P	P

USE CHART CITY OF BRADY, TEXAS ZONING ORDINANCE

SECTION 28.10

RETAIL & SERVICE USES

Legend for Interpreting Use Charts
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	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
ALCOHOLIC BEVERAGE RETAIL SALES *		P						P	P	P	
ANTIQUE SHOP, SALES INDOORS *								P	P	P	
APPLIANCE RENTAL (INDOOR ONLY) *								P	P	P	P
ART SUPPLY STORE *								P	P	P	P
BAKERY OR CONFECTIONERY SHOP (RETAIL) *							S	P	P	P	P
BANKING, AUTOMATIC TELLER ONLY *							P	P	P	P	P
BOOK OR STATIONERY SHOP OR NEWSSTAND *							S	P	P	P	P
BUILDING MATERIALS, HARDWARE OR HOME IMPROVEMENT CENTER (INDOOR ONLY) *								P	S	P	P
BUILDING MATERIALS, HARDWARE OR HOME IMPROVEMENT (OUTDOOR STORAGE) *								P		P	P
CELLULAR HOME/PAGER SALES (INDOOR) *							S	P	P	P	P
CLEANING SHOP OR LAUNDRY PICK-UP AND SELF-SERVICE (SMALL SHOP) *								P	P	P	P
CLEANING PLANT (COMMERCIAL OR WHOLESALE) *										P	P
COMPUTER SALES *								P	P	P	P
CONSIGNMENT STORE *								P	P	P	
CONVENIENCE STORE WITH GASOLINE SALES *		S						P	P	P	P
COPY SHOP *							S	P	P	P	P
CUSTOM PERSONAL SERVICE SHOP *								P	P	P	P
DISCOUNT OR DEPARTMENT STORE *								P	P	P	P
DONUT SHOP *							S	P	P	P	P
DRAPERY, NEEDLEWORK OR WEAVING SHOP *								P	P	P	P
DRUG STORE OR PHARMACY *							S	P	P	P	P

*SEE DEFINITIONS SECTION 36

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.10 (CONT.)

RETAIL & SERVICE USES (CONT.)

Legend for Interpreting Use Charts
 P Designates use permitted in District Indicated
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	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLICATE)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
FLORIST SHOP *							S	P	P	P	P
FOOD STORE *		P						P	P	P	P
FUNERAL HOME OR MORTUARY *								S	S	P	P
FURNITURE, HOME FURNISHINGS & APPLIANCE STORE *								P	P	P	P
GARDEN SHOP *							S	P	P	P	P
GREENHOUSE OR PLANT NURSERY W/OUTSIDE DISPLAY OF PLANTS (RETAIL SALES) *								P	S	P	P
HANDCRAFT SHOP AND ART OBJECT SALES *		P						P	P	P	P
HARDWARE SHOP OR STORE *								P	P	P	P
HOBBY SHOP *								P	P	P	P
HOUSEHOLD APPLIANCE SERVICE OR REPAIR *								P	P	P	P
ICE CREAM/YOGURT *		P						P	P	P	P
INCIDENTAL OR ACCESSORY RETAIL OR SERVICE *		P						P	P	P	P
KEY SHOP *								P	P	P	P
KIOSK *		P					P	P	P	P	P
LAUNDROMAT (OR SELF-SERVICE WASHATERIA) *		P						P	S	P	S
MEDICAL APPLIANCES, FITTING, SALES OR RENTAL *								P	P	P	P
PAWN SHOP *								S		P	
PET SHOP & GROOMING *								P	P	P	P
RECYCLING KIOSK *		P					P	P	P	P	P
RESTAURANT WITH DRIVE THRU SERVICE *		S						P	P	P	P
RESTAURANT OR CAFETERIA (NO DRIVE-THRU SERVICE) *		S						P	P	P	P

*SEE DEFINITIONS SECT136

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.10 (CONT.)

RETAIL & SERVICE USES (CONT.)

Legend for Interpreting Use Charts
P Designates use permitted in District Indicated
 Designates use prohibited in District Indicated
S Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLICATE)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
RESTAURANT OR CAFETERIA (DRIVE-IN SERVICE) *		S						P		P	P
RETAIL SHOP, APPAREL, GIFT, ACCESSORY AND SIMILAR ITEMS *								P	P	P	P
SECURITY SYSTEMS INSTALLATION COMPANY *								P	P	P	P
SILK SCREENING STUDIO OR TEE SHIRT SHOP *								P	P	P	
STUDIO, DECORATOR, ARTIST, PHOTOGRAPHER *							S	P	P	P	P
STUDIO, HEALTH/REDUCING/FITNESS OR SIMILAR SERVICE/ESTABLISHMENT *							P	P	P	P	P
STUDIO, MUSIC, DANCE OR DRAMA *							S	P	P	P	P
TATTOO OR BODY PIERCING *										P	
TOOL AND LIGHT EQUIPMENT RENTAL (INDOOR) *								S		P	P
TRAVEL BUREAU OR TRAVEL CONSULTANT *							P	P	P	P	P
TROPHY SALES AND ENGRAVING *								P	P	P	P
USED MERCHANDISE OR SECOND-HAND THRIFT STORE *								P	P	P	P
USED MERCHANDISE OR SECOND-HAND THRIFT STORE (NON-PROFIT) *								P	P	P	P
VACUUM CLEANER SALES AND REPAIR *								P	P	P	P
VETERINARIAN, OFFICE ONLY (NO OUTSIDE PENS) *								P	P	P	P
WALLPAPER, FLOORING AND CARPET STORE *								P	P	P	P

USE CHART CITY OF BRADY, TEXAS ZONING ORDINANCE

SECTION 28.11

COMMERCIAL USES

Legend for Interpreting Use Charts
S Designates use permitted in District indicated
 Designates use prohibited in District indicated
P Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLICATE)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
AMBULANCE SERVICE (PRIVATE) *										P	P
BAKERY OR CONFECTIONARY (WHOLESALE OR COMMERCIAL) *										P	P
BOOK BINDING *										P	P
BOTTLING WORKS *										S	P
CABINET SHOP *								S		P	P
CLOTHING OR SIMILAR LIGHT MANUFACTURING *										S	P
CONTRACTOR SHOP W/OUTSIDE STORAGE YARD *										P	P
DISTRIBUTION CENTER *										P	P
DRAPERY OR FURNITURE UPHOLSTERY SHOP *										P	P
DYEING OR LAUNDRY PLANT (COMMERCIAL) *										P	P
EQUIPMENT RENTAL (HEAVY) *										P	P
EQUIPMENT SALES (NEW OR USED) *								S		P	P
FEED AND GRAIN STORE *								S		P	P
FOOD PROCESSING PLANT *										S	P
FURNITURE MANUFACTURE AND REFINISHING SHOP *								S		P	P
HEATING AND AIR CONDITIONING SALES *								S		P	P
HEAVY MACHINERY SALES/STORAGE *										P	P
KENNEL (INDOOR PENS) *	S	S								P	P
KENNEL (OUTDOOR PENS) *	S	S								P	P
LABORATORY EQUIPMENT MANUFACTURING *										P	P
LABORATORY, SCIENTIFIC OR RESEARCH *								S		P	P

*SEE DEFINITIONS SECTION 36

**USE CHART
CITY OF BRADY, TEXAS
ZONING ORDINANCE**

SECTION 28.11

COMMERCIAL USES (CONT.)

Legend for Interpreting Use Charts
P Designates use permitted in District indicated
□ Designates use prohibited in District indicated
S Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLICATE)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
LANDSCAPING SERVICE/CONSTRUCTION *										P	P
LIGHT MANUFACTURING AND ASSEMBLY PROCESSES *										S	P
LITHOGRAPHIC OR PRINT SHOP *										P	P
MAINTENANCE AND REPAIR SERVICE FOR BUILDINGS *								P	P	P	P
MANUFACTURED OR INDUSTRIALIZED HOME SALES (NEW) *								S		P	S
MANUFACTURED OR INDUSTRIALIZED HOME SALES (USED) *										S	
MILK DEPOT, DAIRY OR ICE CREAM PLANT *										P	P
MOTEL OR HOTEL (LESS THAN 75 ROOMS) *								S	S	P	P
MOTEL OR HOTEL (OVER 75 ROOMS) *										P	P
NEWSPAPER PRINTING *										P	P
OFFICE SHOWROOM *								P	P	P	P
OPEN STORAGE, DISPLAY, OR WORK AREAS FOR MERCHANDISE OR MACHINERY *										P	P
PAINT SHOP *								P	P	P	P
PLUMBING SHOP *								S		P	P
PORTABLE BUILDING SALES (OUTDOOR DISPLAY) *										P	S
PRINTING COMPANY (RETAIL) *								P	P	P	P
PROPANE SALES (RETAIL) *								S		P	P
STORAGE OR WHOLESALE WAREHOUSE *										P	P
TAXIDERMIST *								S		P	P
TINSMITH/SHEET METAL SHOP *										P	P
TRUCK STOP *								S		P	P
WELDING OR MACHINE SHOP *										P	P
SELF STORAGE, MINI-WAREHOUSE *										P	P
WILD GAME DEER PROCESSING *										P	P

*SEE DEFINITIONS SECTION 36

USE CHART CITY OF BRADY, TEXAS ZONING ORDINANCE

SECTION 28.12

INDUSTRIAL & RELATED USES

Legend for Interpreting Use Charts
P Designates use permitted in District indicated
□ Designates use prohibited in District indicated
S Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLICATE)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-5	2F	MF	MH	O	R	CBD	C	I
ANIMAL RENDERING PLANT *											S
ANY USE WHICH COULD POTENTIAL CREATE A PROBLEM TO THE ENVIRONMENT DUE TO EMISSIONS, VISUAL QUALITY, ODOR, NOISE, HAZARD OR SIMILAR FACTORS *											S
CEMENT OR HYDRATED LIME PLANT *											S
CONCRETE OR ASPHALT BATCHING PLANT (PERMANENT) *											S
CONCRETE OR ASPHALT BATCHING PLANT (TEMPORARY) *	PERMITTED BY SPECIAL PERMIT ISSUED BY THE BUILDING OFFICIAL										
HIGH RISK OR HAZARDOUS INDUSTRIAL MANUFACTURING NOT WHOLLY ENCLOSED WITHIN A BUILDING *											S
HIGH RISK OR HAZARDOUS INDUSTRIAL MANUFACTURING WHOLLY ENCLOSED WITHIN A BUILDING (SEE SECTION 42) *											S
LIGHT MANUFACTURING OR INDUSTRIAL USE AS DEFINED *											P
LOW RISK INDUSTRIAL MANUFACTURING NOT WHOLLY ENCLOSED WITHIN A BUILDING *											S
LOW RISK INDUSTRIAL MANUFACTURING WHOLLY ENCLOSED WITHIN A BUILDING *											P
PETROLEUM DISTRIBUTION/STORAGE/WHOLESALE FACILITIES *											P
SALVAGE RECLAMATION OR RECYCLING OF MATERIALS *											S
SAND, GRAVEL OR STONE EXTRACTION OR STORAGE *											S
OIL & GAS EXTRACTION *											S

*SEE DEFINITIONS SECTION 36