

RESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of Missouri City, Texas
Development Services Department
January 2019

District	R	R-1	R-1A	R-2	R-3	R-4	R-5	R-6	MF-1	MF-2	MH	SD
Uses	SF dwellings, home occupations, SUP (as approved by CC)	SF dwellings, home occupations, SUP (as approved by CC)	Any uses permitted in an R-1 home occupations, SUP (as approved by CC)	SF dwellings, home occupations, SUP (as approved by CC)	Two-family dwellings (duplexes), any use permitted in an R-2 SF residential district, SUP (as approved by CC)	Patio or cluster SF dwellings, any use permitted in an R-2 or R-3 district, common open space, SUP (as approved by CC)	SF attached and non-attached town-houses, any use permitted in R-2, R-3 or R-4 districts, SUP (as approved by CC)	Condominiums, any use permitted in R-2, R-3, R-4 or R-5 districts, SUP (as approved by CC)	MF residential dwellings, any use permitted in R-2, R-3, R-4, R-5 or R-6 districts, SUP (as approved by CC)	MF residential dwellings, any use permitted in R-2, R-3, R-4, R-5 or R-6 districts, SUP (as approved by CC)	Manufactured housing, any use permitted in R-2, R-3, R-4 or R-5 districts, SUP (as approved by CC)	Agriculture (excluding commercial feedlots and slaughterhouses and auction barns), SF dwellings, public facilities, home occupations, SUP (as approved by CC)
Max. Height	3½ stories or 45 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	3 stories or 45 feet	3 stories or 45 feet	2 stories or 35 feet	3 stories or 45 feet	35 feet	3½ stories or 45 feet
Min. Front Yard	35 feet, or 20 feet on a cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	10 feet on corner lots, 0 to 10 feet on interior lots	25 feet, or 35 feet on major thoroughfare	15 feet	15 feet	15 feet	15 feet from street, or 10 feet from private drive	25 feet, or 35 feet when adjacent to major thoroughfare
Min. Side Yard	10 feet for interior lots, 15 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	0 feet when adjoining lot with 10 foot side yard, 20 feet on major thoroughfares	5 feet for detached, 10 feet from plat boundaries, 10-20 feet from street	5 feet	5 feet	5 feet	10 feet, provided min. 40 feet between manufactured homes, 25 feet from district boundary	10 feet, or 15 feet when adjacent to street
Min. Rear Yard	25 feet, 8 feet for detached garages	25 feet, 8 feet for detached garages	25 feet, 8 feet for detached garages	15 feet, 8 feet for detached garages	15 feet, 8 feet for detached garages	20 feet, or 10 feet when adjacent to common open space	20 feet, or 10 feet when adjacent to common open space	10 feet	10 feet	10 feet	10 feet, or 25 feet from district boundary	25 feet
Min. Lot Size	1 acre	9,000 sq. ft.	7,200 sq. ft.	5,000 sq. ft.	6,000 sq. ft. for two-family, 5,000 sq. ft. for SF	2,800 sq. ft.	1,800 sq. ft.	-	-	-	3,600 sq. ft.	-
Min. Lot Width	100 feet	65 feet	60 feet	50 feet	75 feet for two-family, 50 feet for SF	40 feet	23 feet (80% of platted lots must be 25 ft.)	-	-	-	45 feet; Min. depth 80 feet	-
Max. Density/ *Other	-	-	-	-	10 dwelling units per gross platted acre	6 dwelling units per gross platted acre	10 dwelling units per gross platted acre	15 dwelling units per net platted acre	15 dwelling units per net platted acre, 15 dwelling units per building	20 dwelling units per gross platted acre, 24 dwelling units per building	*No manufactured homes within 25 feet of MH district boundary	-

Note: This list is not intended to be comprehensive. For further information, please consult the Missouri City Zoning Ordinance.

NONRESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of Missouri City, Texas
Development Services Department
January 2019

District	LC	LC-O	LC-1	LC-2	LC-3	LC-4	BP	I	CF
Uses	<ol style="list-style-type: none"> 1. Accounting firms; 2. Architectural firms; 3. Brokerage offices; 4. Engineering firms; 5. Child-care centers not located in a shopping center or an integrated business development; 6. Dental offices, dental laboratories; 7. Law firms; 8. Medical offices; 9. Real estate offices; 10. Insurance offices; 11. Travel agencies; 12. Consultant services office; 13. SUP (as approved by CC). 	<ol style="list-style-type: none"> 1. Accounting, auditing, tax and bookkeeping services; 2. Adjustment and collection services; 3. Advertising services; 4. Business associations; 5. Consumer and mercantile credit reporting; 6. Child-care centers not located in a shopping center or an integrated business development; 7. Engineering, architectural and planning services; 8. Insurance carriers, agents, brokers and related services; 9. Legal services; 10. Security and commodity brokers, dealers; 11. Currency exchanges and services; 12. Stenographic, duplicating and mailing services; 13. Telephone answering service; 14. Title abstractors and appraisers; 15. Travel arranging and ticket services; 16. Libraries; 17. Museums; 18. Park, playground; 19. Medical and dental laboratory; 20. Medical and dental clinics; 21. Limited service postal facility; 22. Office buildings; 23. Retail (no more than 25% of GFA, no exterior access or signage); 24. SUP (as approved by CC). 	<ol style="list-style-type: none"> 1. Art, music and dance studios; 2. Bakeries, retail sales only; 3. Barber and beauty shops; 4. Book, stationery stores and newsstands; 5. Cleaning, pressing and laundry collections; 6. Custom dressmaking, millinery and tailor shops; 7. Child-care centers not located in a shopping center or an integrated business development; 8. Drugstores; 9. Florist and gift shops. 10. Neighborhood convenience center (no fuel sales); 11. Professional offices; 12. Real estate and sales offices; 13. Non-package liquor stores; 14. Savings and loan; 15. Specialty shops; 16. SUP (as approved by CC); 17. SF dwelling for owner/operator of retail establishment. 	<ol style="list-style-type: none"> 1. Any use permitted in LC-1 district; 2. Carwash; 3. Bank; 4. Candy, confectionery retail store; 5. Commercial indoor recreational; 6. Copying, photography, duplicating services; 7. Delicatessen; 8. Grocery store, meat market; 9. Health and physical fitness centers; 10. Jewelry stores, optical goods; 11. Indoor game parlors; 12. Package liquor store; 13. Office building; 14. Photographic shop and studio; 15. Restaurant, cafeteria or café; 16. Radio, television, electronic sales and service; 17. Sporting goods including gun sales and repair; 18. Furniture stores; 19. Tailor, clothing or weaving apparel shops; 20. Dog/cat veterinary; 21. Musical instrument sales/service; 22. SUP (as approved by CC). 	<ol style="list-style-type: none"> 1. Any use permitted in LC-2 district; 2. Bakery, candy manufacturing; 3. Electrical and gas appliances supply, sales, repair, installation; 4. Furniture showroom/warehouse; 5. Gasoline service station; 6. Job printing; 7. Lounges; 8. Medical care facilities, hospital and medical, surgical or dental laboratories; 9. Motels, hotels; 10. Motorcycles sales and service (indoor); 11. Pawnshops; 12. Plumbing and heating appliances, repairs and installation services; 13. Retail stores; 14. Tires, batteries, auto accessory uses and repairs; 15. Variety, department/discount stores; 16. SUP (as approved by CC). 	<ol style="list-style-type: none"> 1. Any use permitted in LC-3 district; 2. Automobile parking lots; 3. Automobile and trailer sales and service; 4. Boat sales and service; 5. Building material sales, storage yards; 6. Frozen food lockers for individual or family use; 7. Garages, storage only; 8. Mini warehouses; 9. Nursery yards and buildings for retail sales; 10. Portable buildings outdoor sales; 11. SUP (as approved by CC). 	<ol style="list-style-type: none"> 1. Child-care centers not located in a shopping center or an integrated business development; 2. Any commercial or industrial use except junk or salvage yards which satisfies all other BP district standards. 	<ol style="list-style-type: none"> 1. Child-care centers not located in a shopping center or an integrated business development; 2. Any industrial and/or commercial use which satisfies the development site plan requirements and performance standards. 	Existing public parks, open space, government facilities, public recreation facilities, semipublic lands and facilities; An SUP may be required to extend or enlarge such uses (See Section 15.2 for uses requiring an SUP).
Max. Height	1 story or 25 feet	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	2 stories or 35 feet	2 stories or 35 feet	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	No limit	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	No limit, except limited to 40 feet when adjacent to a residential district	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district
Min. Front Yard	30 feet	30 feet, or equal to average height of buildings exceeding 2½ stories (up to 100 feet)	30 feet	30 feet	30 feet	30 feet	60 feet	25 feet	30 feet
Min. Side Yard	20 feet, or 30 feet when abutting a street	30 feet when abutting a street	15 feet, or 30 feet when abutting a street	30 feet when abutting a street, 15 feet when abutting a residential district	30 feet when abutting a street or residential district	30 feet when abutting a street or residential district	30 feet	10 feet, or 30 feet when abutting another district	15 feet, or 30 feet when abutting a street
Min. Rear Yard	25 feet	30 feet	15 feet	20 feet	25 feet	25 feet	30 feet	10 feet, or 30 feet when abutting another district	15 feet

Note: This list is not intended to be comprehensive. For further information, please consult the Missouri City Zoning Ordinance.