

NONRESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of Missouri City, Texas
Development Services Department
January 2022

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.



ASHMONT DR

CREEK MEADOWS DR

QUAIL VALLEY EAST DR

ASHMONT CT

CANYON MEADOWS DR

VALLEY BEND DR

EAST RD

ZONE_: LC-2

Shopping Center

CARTWRIGHT RD

CARTWRIGHT RD

GCWA Trail

RIDGEMONT DR

QUAIL VALLEY EAST DR

BRADFORD DR

creation
Tennis
Center