



## ***City of Southlake***

# **Legends Summary *For* Land Use Plan Categories *And* Zoning Districts with Permitted Uses**

*Prepared by:*

Department of Planning  
1400 Main Street, Suite 310  
Southlake, TX 76092  
Phone: 817-748-8069  
Fax: 817-748-8077  
E-mail: [planning@ci.southlake.tx.us](mailto:planning@ci.southlake.tx.us)  
[www.cityofsouthlake.com](http://www.cityofsouthlake.com)

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## **Introduction**

This document is intended to serve as an orientation tool to the land use designations and zoning districts in the City of Southlake. It provides only a **brief summary** of the land use plan designations and zoning districts and is not intended to be used in place of the Southlake 2025 Plan or Zoning Ordinance. For complete definitions of the land use designations, including land use mix tables and illustrative images, please consult the 2005 Consolidated Land Use Plan, a component of the Southlake 2025 Plan. For complete details on the zoning districts, please consult the Zoning Ordinance.

## **Comprehensive Plans and Zoning**

A comprehensive plan and its land use component are policy instruments; therefore, they are advisory and general in nature. A land use plan serves as a community's vision for future development by allocating the appropriate location, concentration, and intensity of future development by land use categories. Southlake's current comprehensive plan is the Southlake 2025 Plan, and its land use component is the 2005 Consolidated Land Use Plan.

Zoning, in the form of a zoning ordinance, is the primary mechanism used by a municipality to implement its land use plan portion of the comprehensive plan. An adopted land use plan forms a legal basis for zoning and, therefore, zoning should be in accordance with the land use plan. For this reason, zoning requests that are not consistent with the Southlake 2025 Plan require a comprehensive plan amendment in addition to a zoning application.

## **2005 Consolidated Land Use Plan Categories**

The 2005 Consolidated Plan includes twelve underlying land use categories and six optional land use categories. The optional land use categories provide alternative tools to encourage creativity and flexibility in development while preserving Southlake's unique character. The alternative land use categories may be used by developers in lieu of the underlying land use category in cases where master planned developments are proposed. For more information, please consult the 2005 Consolidated Land Use Plan.

### ***Underlying Land Use Categories***

#### **100 Year Flood Plain**

Floodplain illustrates areas designated by the August 1995 Federal Emergency Management Agency (FEMA) maps as being the 100-year floodplain. The floodplain is an expanse of natural vegetation and wildlife, and should be preserved as natural open area. Within the floodplain is "floodway" that must be kept free of encroachment in order that the 100-year flood may be carried without harmful increases in the height of flood waters. Although it is not to be encouraged, the portion of the floodplain not in the floodway may be reclaimed for development under certain circumstances if in accordance with FEMA regulations. The designated land use for areas of reclaimed floodplain is that of the immediately adjacent land use category.

#### **Corps of Engineers Boundary**

The Corps of Engineers category includes all property adjacent to Lake Grapevine owned by the federal government and managed by the U.S. Army Corps of Engineers (COE). The primary purpose of the property is the temporary reservoir storage of flood waters. Within the COE ownership (and, in some instances, on adjacent private land) is a regulatory flowage easement at an elevation of 572 feet above sea level. Through lease agreements with the COE, property within the COE category may be utilized as parks, recreation, and open space.

Ancillary commercial and retail activities associated with these uses are permitted, but no habitable structures may be developed within the flowage easement.

### **Public Parks/Open Space**

Public Parks/Open Space are public areas designated for active and passive recreation, such as parks and athletic complexes, and public open space for the preservation of scenic vistas and natural vegetation of the City. The Land Use Plan depicts only existing Public Parks/Open Space facilities; potential Public Parks/Open Space sites are illustrated in the Parks, Recreation, and Open Space Master Plan.

### **Public/Semi-Public**

Public/Semi-Public areas are suitable for a wide range of public and private uses, such as government offices and facilities, public and private schools, churches and related facilities (including parsonage and parochial schools), cemeteries, and Public Parks/Open Space used in conjunction with these developments.

### **Low Density Residential**

The Low Density Residential land use category is for detached single-family residential development at a net density of 1 or fewer dwelling units per acre. Other suitable activities are those permitted in the Public Parks/Open Space and Public/Semi-Public categories described previously. The Low Density Residential category encourages the openness and rural character of the City.

### **Medium Density Residential**

The Medium Density Residential category is suitable for any single-family detached residential development. Limited low intensity office and/or retail uses may be permitted provided that the nature of the commerce is to support the surrounding neighborhood and that the area is sufficiently buffered from adjacent residential property. Such non-residential uses must be compatible with and not intrusive to the adjacent residential uses. Other suitable activities are those permitted in the Public Parks/Open Space and Public/Semi-Public categories previously discussed.

### **Office Commercial**

The Office Commercial category is a commercial category designed and intended for the exclusive use of office and limited office-related activities. It is established for and will be allocated to those districts best suited for supporting commercial activity of an office character. It has been established to encourage and permit general professional and business offices of high quality and appearance in attractive landscaped surroundings with the types of uses and design exterior appearance so controlled as to be generally compatible with existing and future adjacent and surrounding residential development. Other suitable activities are those permitted in the Public Parks/Open Space and Public/Semi-Public categories previously discussed.

### **Retail Commercial**

The Retail Commercial category is a lower- to medium-intensity commercial category providing for neighborhood-type retail shopping facilities and general commercial support activities. It is intended to provide limited local retail and/or office uses which serve neighborhoods in close proximity. It is intended that all uses in this category will be compatible with adjacent single family uses, thereby maintaining the character and integrity of existing neighborhoods. This category is intended to encourage comprehensively planned developments. In areas where the Retail Commercial designation is adjacent to residentially zoned properties or areas with a

residential designation on the Land Use Plan, lower intensity activities such as office or office-related uses should be planned adjacent to the residential uses. Other suitable activities are those permitted in the Public Parks/Open Space, Public/Semi-Public, and Office Commercial categories previously discussed.

## **Mixed Use**

The range of activities permitted, the diverse natural features, and the varying proximity to thoroughfares of area in the Mixed Use category necessitates comprehensively planned and coordinated development. New development must be compatible with and not intrusive to existing development.

Typically, the Mixed Use designation is intended for medium- to higher-intensity office buildings, hotels, commercial activities, retail centers, and residential uses. Nuisance-free, wholly enclosed light manufacturing and assembly uses that have no outdoor storage are permitted if designed to be compatible with adjacent uses. Other suitable activities are those permitted in the Public Parks/Open Space, Public/Semi-Public, Low Density Residential, Medium Density Residential, Retail Commercial, and Office Commercial categories previously discussed.

## **Industrial**

Industrial and business service development that is relatively free of unwanted side effects, such as unsightliness, noise, odor, glare, vibrations, etc. is permitted in the Industrial category. If meeting the qualification of relatively free of unwanted side effects, suitable types of development in the Industrial category can be characterized by the manufacturing, processing, packaging, assembly, storage, warehousing and/or distribution of products. Ancillary commercial and retail activities associated with these uses are permitted. Public Parks/Open Space and Public/Semi-Public activities as described above may be permitted if surrounding industrial uses do not pose hazards and are sufficiently buffered.

## **Regional Retail**

Regional Commercial Retail draws customers from a very large market area – generally a 5 mile or more radius. Development within this land use may consist of a single large anchor store (>100,000 sq. ft.) or have multiple anchor tenants (department, supermarket, drug, home improvement, sporting, variety, or specialty) along with pad sites developed on the fringe of the area. Other permitted secondary uses include fast food, restaurants, banks and service stations; however, these uses must be integrated into the larger primary use. Regional Retail designated areas should have direct access to S.H. 114. Also, development within the Regional Retail land use category must adhere to design guidelines for facades and exterior walls, roofs, central features and community spaces.

## **Town Center**

The Town Center land use designation is intended to enhance and promote the development of the community's downtown. The goal is to create an attractive, pedestrian-oriented environment that becomes the center of community life in Southlake. It may include compatibly designed retail, office, cultural, civic, recreational, hotel, and residential uses. All uses shall be developed with a great attention to design detail and will be integrated into one cohesive district or into distinct sub-districts, each with its own unique characteristics. A mix of different uses is encouraged to create a vibrant, lively, and unique environment.

## ***Optional Land Use Categories***

### **Rural Conservation**

The Rural Conservation (RC) land use category is intended to protect and preserve a portion of Southlake's agricultural/ranching environment and rural character to promote environmentally sensitive and efficient residential development.

### **Employment Center 1**

The purpose of the Employment Center (EC) land use designation is to provide a comprehensive set of design standards and guidelines for the development of the City's premier corridor – the S.H. 114 Corridor. The EC-1 category is intended for the highest intensity of commercial and employment uses immediately adjacent to S.H. 114.

### **Employment Center 2**

Employment Center 2 (EC-2) is intended for a medium intensity mix of uses that transition from EC-1 or S.H. 114 to EC-R or to lower intensity residential neighborhoods.

### **Employment Center Residential**

Employment Center Residential (EC-R) is intended for low-intensity, predominately residential uses; however, very limited non-residential development may be permitted at key intersections. EC-R properties may have significant environmental constraints and are adjacent to existing neighborhoods, open space, or environmentally sensitive areas.

### **Transition 1**

Transition 1 (T-1) provides an alternative tool to allow for the flexibility and creativity in the development of larger transition sites. T-1 properties have commercial potential due to adjacency to a major arterial or to existing commercial uses but have site specific environmental characteristics as well as compatibility issues with adjacent established neighborhoods that require development flexibility. The T-1 district is intended to consist of primarily non-residential uses; however, limited single-family residential development may be appropriate in some cases.

### **Transition 2**

Transition 2 (T-2) provides an alternative tool to allow for the flexibility of development of smaller transition sites that have limited commercial potential, compatibility issues with adjacent established neighborhoods, and environmental limitations. The T-2 district is intended to consist of primarily single-family residential uses; however, non-residential development may be appropriate in some cases.

## Zoning Districts

The following is a brief summary of the permitted uses in Southlake's zoning districts. For more information, please consult the Zoning Ordinance.

- CS**      Community Service District: public and private kindergartens, elementary, secondary schools, universities and colleges; museums; libraries; golf courses; parks; playgrounds; community centers; country clubs; public safety facilities; utility buildings; churches; city halls.
- AG**      Agricultural District: farms; ranches; orchards; truck gardens; plant nurseries; single-family detached dwellings (on at least one acre) housing of the owner or operator of agricultural use; supplemental single-family detached dwellings for full-time employees; city halls; fire and police stations.
- RE**      Single Family Residential Estate District: horticultural activities; agricultural uses for on-premises consumption; single-family detached dwellings (on at least one acre) housing the owner or operator of the agricultural use (entire tract of land at least five acres); parks; recreational spaces; private boat docks; swimming pools; game courts; city halls; fire and police stations.
- SF-1A**    Single Family Residential District: agricultural uses for home consumption; single family detached dwellings; minimum floor area of main residence 2,000 square feet; parks; recreation spaces; private boat docks; swimming pools; game courts; city halls; fire and police stations. (Lot area minimum 43,560 square feet)
- SF-1B**    Single Family Residential District: all uses permitted in SF-1A; minimum floor area of main residence 1,500 square feet.
- SF-30**    Single Family Residential District: agricultural uses for home consumption; single-family detached dwellings; parks; lot area 30,000 square feet; recreation spaces; city halls; police and fire stations.
- SF-20A**   Single Family Residential District: same uses permitted in SF-30; lot area 20,000 square feet; minimum floor area of main residence 1,800 square feet.
- SF-20B**   Single Family Residential District: all uses permitted in SF-20A; minimum floor area of main residence 1,500 square feet.
- MF-1**    Two Family Residential District: agricultural uses for home consumption; single family detached two family dwellings; parks; recreational spaces; city halls; police and fire stations.
- MF-2**    Multiple Family Residential District: multiple family residential dwellings (apartments, condominiums, townhouses); parks; recreational spaces; city halls; police and fire stations.
- O-1**      Office District: accounting and tax preparation; adjustment and collection services; advertising agencies; architecture; banking; bill paying services; business corporate headquarters; business holding and investment services; chamber of commerce; chiropractors; computer services; consumer and mercantile credit reporting; contractor offices; dentists; duplication and mailing

services; employment services; engineering; finance; interior design; land surveying; law; management consultants; optometrist; physicians; podiatrists; psychiatrists; psychologists; radio recording and television broadcasting; real estate and insurance; savings and loans; securities and commodity brokers; stenographic services; title companies; travel bureaus or services; utility offices; maximum height of 2 1/2 stories.

- O-2**      Office District; all uses permitted in O-1; maximum height of 6 stories and 90 feet.
- C-1**      Neighborhood Commercial District: architects; bakeries; barber and beauty shops; cleaners; laundries; grocery stores; meat markets; newsstands; bookstores; restaurants; tailor; city halls; fire and police stations.
- C-2**      Local Retail Commercial District: any use permitted in O-1 and C-1; antique shops; bakeries; bicycle sales and repair shops; blueprinting or photostating; book or stationary store; vocational schools; Christmas tree sales from one week before Thanksgiving through December 31; cigar or tobacco stores; cleaning and laundries; confectionery stores; custom dress making; dancing schools; day nurseries; delicatessens; dog and cat hospitals; drug stores; dry goods and notion stores; duplicating services; financial institutions; florist or gift shops; frozen food lockers; grocery stores; meat markets; health service facilities; jewelry stores; leather shops; optical goods; photography shops; radio and television sales and servicing; restaurants; shoe repair; sporting goods; tailors; automotive accessory sales; variety stores; maximum height of 2 1/2 stories.
- C-3**      General Commercial District: any use permitted in C-2; auditoriums; theaters and cinemas; coin and stamp shops; cleaning and pressing works; laundries; commercial amusement centers; commercial art galleries; golf courses; department stores; dry goods and notion stores; electrical and gas appliances and supply sales; hardware stores; hat shops; health and physical fitness centers and gymnasiums; hobby shops; furniture stores; lodges; sororities and/or fraternities; medical care facilities; mortuaries; funeral homes; music shops; plant nurseries; pet shops; piano stores; plumbing and heating appliances, repair and installation services; printing jobs; retail stores; skating rinks; taverns; clubs; toy stores; upholstery shops; variety stores; maximum height of 3 stories and 35 feet.
- C-4**      Arterial Mall Commercial District: any use permitted in C-3; indoor and outdoor shopping malls; commercial traditional mall land; maximum height of 6 stories and 90 feet.
- B-1**      Business Service Park District: any use permitted in O-1; administrative, executive, and editorial offices; apparel manufacturing and assembly; banks; barber and beauty shops; manufacturing and assembly; book and stationary shops; computer manufacture and research; day nurseries; dry goods; electronic manufacture and research; funeral homes; printing and publishing; manufacture of medical and dental equipment; manufacturing of musical instruments; medical clinics; nursery yards; optical instruments and lenses manufacturing; schools; professional and business schools; retail activity; scientific and professional instrument manufacturing; security guard quarters; small parts manufacturing and assembly; fine arts training studios; city halls; police and fire stations; maximum height within 100 feet of residential is 1 story and 20 feet; maximum height more than 100 feet from residential is 2 1/2 stories and 35 feet.

- B-2**      Commercial Manufacturing District: used merchandise retail establishment; automobile or motorcycle sales or rentals; auto repair/services; boat sales, services, repair; RV storage/sales; builder supply; bus station; restaurant fixture supplies; commercial warehouses; farm implement sales and services; frozen food lockers; janitorial services; min-warehouses; nursery yards or buildings; pest control services; produce markets; rental equipment; retail feed stores; road machinery sales and service; store fixtures sales facilities; truck sales/rental; furniture upholstery shops; wholesale houses; city halls; police & fire stations; maximum height within 100 feet of residential is 1 story and 20 feet; maximum height more than 100 feet from residential is 2 1/2 stories and 35 feet.
- I-1**      Light Industrial District: any use permitted in O-1; aluminum product fabrication; armature winding; wholesale bakery; blacksmithing or horseshoeing ; broom manufacturing; cabinet or carpentry shop; candlemaking; candy plant; carpet cleaning; clothing manufacturing; cold storage warehouse; commercial school; compounding of cosmetics and toiletries; creamery and dairy product processing; egg storage, candling, sorting, and grading; electronic components manufacturing and assembly; feed stores; glass blowing; ice cream making; ice manufacturing and bulk ice storage; insulation application; irrigation sales and service; janitorial services; laboratories; linen and towel service; machine shop; mattress manufacturing or renovation; manufacturing of medical and dental equipment; mini-warehouses; monument manufacture; ornamental-iron works; pest control businesses; plastic fabrication; plumbing, heating, refrigeration or air conditioning shop; public utility facilities; pump sales and service; roofing contractor; sash and door manufacture; sexually-oriented businesses; sheet metal shop; sign manufacturing; spray painting shop; store fixture manufacturing and sales; warehouses; welding equipment and supplies; city halls; fire and police stations; maximum height within 100 feet of residential is 1 story and 20 feet; maximum height more than 100 feet from residential is 2 1/2 stories and 35 feet; minimum lot size of 5 acres.
- I-2**      Heavy Industrial District: all uses permitted in I-1; agricultural implement and tractor sales and service; automobile and motorcycle sales, rental, service; bottling plants; brick, tile , pottery, or terra-cotta making; building material storage; bus terminal and maintenance shop; contractors plan or storage yards; corrugated metal manufacturing; cotton storage; electroplating activities; feed grinding and processing; flour mills; food products manufacturing; grain elevator and storage; lumber yards; machine shops; milling, mobile home sales, manufacturing, storage; household goods moving; oil well equipment sales, service, storage; pharmaceutical manufacturing; refrigerator manufacture; salt works; sand blasting; portable building manufacturing and sales; septic tank services; sexually-oriented businesses; steel fabrication plants; printing plant or newspaper; tile roofing manufacturing; trailer or camper manufacturing; trailer or truck sales; truck or railway freight terminal; truck stops; warehousing; welding shops.
- HC**      Hotel District: hotels and motels; public parks and playgrounds; private golf course; city halls; police and fire stations; maximum height of 6 stories and 90 feet.

- MH**            Manufactured Housing: manufactured housing; mobile homes; modular or prefabricated housing; city halls; police and fire stations; maximum height of 2 1/2 stories and 35 feet.
- DT**            Downtown District: retail, office, open spaces, civic, and limited residential uses permitted. Downtown District Design Guidelines apply.
- PUD**           Planned Unit Development District: residential and non-residential uses permitted; residential PUD district must be at least 1 acre; non-residential PUD district must be at least 5 acres.
- S-P-1**        Site Plan District Regulations (Detailed): to develop different sized and shaped land areas; multiple land uses; to establish compatible land uses; no minimum land area.
- S-P-2**        Site Plan District Regulations (Generalized): to permit flexibility of area regulations while restricting usages; minimum of two acres.
- TZD**           Transition Zoning District: a mixed use district established to permit flexibility for mixed use projects on identified transition sites (see the Southlake 2025 Plan). The TZD allows a mixture of complimentary land uses with emphasis on protecting environmentally sensitive areas, creating pedestrian-friendly development, and protecting existing developed properties. The residential density in a TZD shall not exceed 2 dwelling units per gross acre.
- RCS**           Rural Conservation Subdivision Zoning District: a residential district established to protect and preserve a portion of Southlake’s natural environment and rural character; requires clustered housing to prevent the loss of natural features; district must be at least 20 acres and have a minimum of 15% open space.
- ECZ**           Employment Center Zoning District: a mixed use district established to create a tiered approach to development along the S.H. 114 Corridor with the highest intensity development adjacent to the highway and the lowest intensity residential uses adjacent to existing residential neighborhoods.

# Appropriate Zoning Districts by Land Use Designation

		Land Use Designation																	
		T2	T1	ECR	EC2	EC1	RC	Industrial	Town Center	Mixed Use	Regional Retail	Retail Commercial	Office Commercial	MD Res.	LD Res.	Public/Semi-Public	Public Parks/Open Space	Corps of Engineers Floodplain	
Zoning District	CS															X	X		
	AG														X				
	RE													X	X				
	SF1A/SF1B													X					
	SF30/SF20A/SF20B									X									
	MF1/MF2									X									
	O1/O2									X	X	X	X	X					
	C1									X	X	X	X	X					
	C2										X	X	X	X					
	C3										X	X							
	C4											X							
	B1/B2										X								
	I1/I2																		
	HC										X	X							
	MH													X					
	DT																		
	RC													X					
	EC										X								
	TZD																		
	SP1/SP2*																		
RPUD													X						
NRPUD										X	X	X							

\*Refer to base zoning

**Notes:**

1. This table is to be used for reference purposes only. Deviations from this table may require a Future Land Use Map amendment.
2. Please consult the Consolidated Land Use Plan for the scale and context criteria, appropriate land use mix, and definition for each land use designation. Consult the Area Plans for site specific land use recommendations. Deviations from the scale and context criteria, recommended land use mix, site specific land use recommendations, or other aspects of the Consolidated Land Use Plan or Area Plans may require a Consolidated Land Use Plan text amendment.
3. The Planning Director will make the final determination on the necessity for a land use amendment.