

Table 4.5.2 Permitted Uses (Commercial zoning districts)

| COMMERCIAL DISTRICTS | | | | | | | | | | | | | |
|---|---|------|----|------|------|------|------|------|----|-----|----|-----------|-------|
| P = Permitted Use L = Subject to Limitations SUE = Special Use Exception SP = Special Permit [blank cell] = Not Permitted | | | | | | | | | | | | | |
| | CN-1 | CN-2 | ON | CR-1 | CR-2 | CR-3 | CG-1 | CG-2 | CI | CBD | BP | Standards | |
| Residential Uses | | | | | | | | | | | | | |
| Caretakers quarters | L | L | L | L | L | L | L | L | L | L | P | 5.2.20 | |
| Townhouse | P | P | P | P | P | P | | P | | P | | | |
| Zero Lot Line | L | L | L | L | L | L | | L | | L | | 4.3.5 | |
| Multifamily dwelling | P | P | P | P | P | P | | P | P | P | | | |
| Cottage Housing Development | P | P | P | P | P | P | | P | | | | 4.7 | |
| Upper-story residential unit within commercial business structures | L | L | L | L | L | L | L | L | L | P | L | 5.2.1 | |
| Group Living Uses [5.1.2.B] | P | P | P | P | P | P | | P | | P | | | |
| Public and Civic Uses | | | | | | | | | | | | | |
| Day Care Uses [5.1.3.B] | L | L | L | L | L | L | L | L | L | L | L | 5.2.4 | |
| Community Service Uses [5.1.3.A] | P | P | P | P | P | P | P | P | P | P | P | | |
| Educational Facility Uses [5.1.3.C] | P | P | P | P | P | P | P | P | P | P | P | | |
| Government Facility Uses [5.1.3.D] except for: | P | P | P | P | P | P | P | P | P | P | P | | |
| Detention facility | | | | | | | | SP | | SP | SP | | |
| Medical Facility Uses [5.1.3.E] | P | P | P | P | P | P | P | P | P | P | P | | |
| Parks and Open Area Uses [5.1.3.F] except for: | P | P | P | P | P | P | P | P | P | P | P | | |
| Cemetery, columbaria, crematorium (human) mausoleum, memorial park | C for existing facilities expanding on adjacent property only | | | | | | | | | | | | |
| Golf course | P | P | P | | | | | | | P | P | | |
| Passenger Terminal Uses [5.1.3.G] except for: | P | P | P | P | P | P | P | P | P | P | P | | |
| Airport or landing field | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | 5.2.2 | |
| Helipad or heliport | L | L | L | L | L | L | L | L | L | L | L | 5.2.2 | |
| Place of Worship Uses [5.1.3.H] | P | P | P | P | P | P | P | P | P | P | P | | |
| Social Service Uses [5.1.3.I] | | | | | | | | SP | | SP | | | |
| Utilities, major [5.1.3.J] except for: | SP | SP | SP | SP | SP | SP | SP | SP | P | P | SP | SP | 5.2.6 |
| Waste Treatment Plants | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | |
| Wind energy units | L | L | L | L | L | L | L | L | L | L | L | 5.6.4 | |
| Utilities, minor [5.1.3.J] | P | P | P | P | P | P | P | P | P | P | P | | |
| Wireless telecommunication facility | See Section 5.5 | | | | | | | | | | | | |

| COMMERCIAL DISTRICTS | | | | | | | | | | | | |
|---|-------------------|------|-----|------|------|------|------|------|-----|-----|-----|-----------|
| P = Permitted Use L = Subject to Limitations SUE = Special Use Exception SP = Special Permit [blank cell] = Not Permitted | CN-1 | CN-2 | ON | CR-1 | CR-2 | CR-3 | CG-1 | CG-2 | CI | CBD | BP | Standards |
| Commercial Uses | | | | | | | | | | | | |
| Commercial Parking Uses [5.1.4.A] | P | P | P | P | P | P | P | P | P | P | P | |
| Indoor Recreation Uses [5.1.4.B] except: | P | P | SP | P | P | P | P | P | P | P | P | |
| Bar, tavern or pub | | | | L | L | L | L | L | L | L | L | 5.2.7 |
| Sexually oriented business | See Section 4.6.2 | | | | | | | | | | | |
| Office Uses [5.1.4.C] | P | P | P | P | P | P | P | P | P | P | P | |
| Outdoor Recreation Uses [5.1.4.D] except: | SP | SP | | P | P | P | P | P | P | SP | P | |
| Commercial amphitheater | | | | SP | SP | SP | SP | SP | SP | SP | SP | |
| Overnight Accommodation Uses except: | P | P | P | P | P | P | P | P | P | P | P | |
| Bed and breakfast home | L | L | L | L | L | L | L | L | | L | | 5.2.8 |
| Recreational Vehicle Park | | | | | L | L | L | L | L | L | L | 6.1.2 |
| Truck stop w/ overnight accommodations | | | | | L | L | L | L | L | L | L | 4.6.2 |
| Restaurant Uses [5.1.4.F] | L | L | L | P | P | P | P | P | P | P | P | 5.2.11 |
| Retail Sales and Service Uses, sales- and service-oriented [5.1.4.G] Includes personal service uses | P | P | L | P | P | P | P | P | P | P | P | 5.2.12 |
| Retail Sales and Service Uses, repair-oriented [5.1.4.G] | P | P | L | P | P | P | P | P | P | P | P | 5.2.13 |
| Farmers market | SP | SP | | L | L | L | L | L | L | L | L | 5.2.9 |
| Self-Service Storage Uses [5.1.4.I] except: | | | | | L | | L | L | L | L | P | 5.2.14 |
| Boat and RV storage | | | | | L | | L | L | L | | P | 5.2.14 |
| Crematorium (animal) | | | | | | | SP | SP | SP | SP | SP | |
| Vehicle Sales and Service Uses except: | | | | | | | P | P | P | P | P | |
| Auto rental | | | | P | P | P | P | P | P | P | P | |
| Car wash, hand-operated or automated | | | | L | L | L | P | P | P | L | P | 5.2.21 |
| Bicycle or watercraft rental | | | | P | P | P | P | P | P | P | P | |
| Fuel sales | L | L | | L | L | L | L | L | L | L | L | 5.2.10 |
| Vehicle service, heavy | | | | | | | | | | | | |
| Vehicle service, limited | L | L | | L | L | L | P | P | P | P | P | 5.2.15 |
| Water-Oriented Uses [5.1.4.J] | | | | P | P | P | P | P | P | P | P | |
| Industrial Uses | | | | | | | | | | | | |
| Light Industrial Service Uses 5.1.5.A] | | | | | | | | | | | P | 5.2.17 |
| Laboratory, research or experimental | | | | | | | | | P | | P | |
| Storage of explosives or other hazardous materials | SUE | SUE | SUE | SUE | SUE | SUE | SUE | SUE | SUE | SUE | SUE | |
| Warehouse and Freight Movement Uses [5.1.5.B] | | | | | | | | | SP | | SP | |
| Waste-Related Uses [5.1.5.C] except: | | | | | | | | | SP | | SP | |
| Recycling Drop-off Center | SP | SP | L | L | L | L | L | L | L | L | L | 5.2.23 |
| Wholesale Trade Uses [5.1.5.D] | | | | | | | | | SP | | SP | 5.2.16 |
| Other Uses | | | | | | | | | | | | |
| Kennel or animal shelter, indoor | | | | | | | L | L | L | | L | 5.2.18 |

(Ordinance 029770, 03/19/2013)

4.5.3. Residential Development Standards

- A. Development of townhouses in a commercial zoning district shall be in accordance with the development standards for townhouses in the town house zoning district.
- B. Development of multifamily dwellings in a commercial zoning district shall be in accordance with **Table 4.5.3** below.

Table 4.5.3 Residential Development (Commercial Zoning Districts)

| COMMERCIAL DISTRICTS | CN-1 | CN-2 | ON | CR-1 | CR-2 | CR-3 | CG-2 | CI | CBD |
|--|---------------------|-----------------|-------|-------|-------|-----------------|-------|----------------|-----|
| Max. Density (units/acre) | 37 | 15 ¹ | 37 | | 44 | | 37 | | |
| Min Lot Area (sq. ft.) | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | | 6,000 | | |
| Min. Lot Width (ft.) | 50 | 50 | 50 | 50 | 50 | 50 | 50 | | |
| Min. Yards (ft.) | | | | | | | | | |
| Street (front) | 20 | 20 | 20 | 20 | 20 | 10 ² | 20 | 0 | 0 |
| Street (corner) | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 0 | 0 |
| Side (single) | 10 | 0 ³ | 10 | 10 | 10 | 0 | 10 | 0 ³ | 0 |
| Side (total) | 20 | 0 ³ | 20 | 20 | 20 | 0 | 20 | 0 ³ | 0 |
| Rear | 10 | 0 ⁴ | 10 | 10 | 10 | 0 | 10 | 0 ³ | 0 |
| Side and Rear, abutting residential district | See Section 4.2.8.C | | | | | | | | |
| Min. Open Space | 30% | 25% | 30% | 25% | 25% | | 30% | | |
| Max Height (ft.) | 35 | 36 ⁵ | 45 | | | | | | |

¹ 36 if on an arterial street or higher.

² See Section 4.5.5 below.

³ 10 feet if adjacent to any residential use.

⁴ 15 feet if adjacent to any residential use.

⁵ 26 feet if adjacent to any residential use.

4.5.4. Nonresidential Development Standards

Nonresidential development in the commercial zoning districts shall be in accordance with the table below.

Table 4.5.4 Nonresidential Development (Commercial Zoning Districts)

| COMMERCIAL DISTRICTS | CN-1 | CN-2 | ON | CR-1 | CR-2 | CR-3 | CG-1 | CG-2 | CI | CBD | BP |
|--|---------------------|-----------------|----|------|------|-----------------|----------------|------|----------------|-----|-----------------|
| Min Lot Area (sq. ft.) | | | | | | | | | | | 5 acres |
| Min. Lot Width (ft.) | | | | | | 50 | | | | | |
| Min. Yards (ft.) | | | | | | | | | | | |
| Street (front) | 20 | 20 | 20 | 20 | 20 | 10 ¹ | 20 | 20 | 0 | 0 | 35 |
| Street (corner) | 15 | 15 | 15 | 15 | 15 | 0 | 15 | 15 | 0 | 0 | 35 |
| Side (single) | 0 ² | 0 ² | 10 | 0 | 0 | 0 | 0 ² | 0 | 0 ² | 0 | 20 ⁴ |
| Side (total) | 0 ² | 0 ² | 20 | 0 | 0 | 0 | 0 ² | 0 | 0 ² | 0 | 40 ⁴ |
| Rear | 0 ² | 0 ³ | 10 | 0 | 0 | 0 | 0 ² | 0 | 0 ² | 0 | 30 ⁴ |
| Side and Rear, abutting residential district | See Section 4.2.8.C | | | | | | | | | | |
| Min. Open Space | 10% | 25% | | | | | | | | | |
| Max Height (ft.) | 35 | 26 ⁵ | 45 | | | | | | | | |

¹ See Section 4.5.5 below.

² 10 feet if adjacent to any residential use.

³ 15 feet if adjacent to any residential use.

⁴ No part of any building or accessory structure shall be closer than 100 feet to any residential district boundary.

⁵ Structures with upper-story residential shall have a maximum height of 36 feet.

4.5.5. Commercial Resort-3 District (Corpus Christi Beach)

A. The minimum street yard shall be a width of 10 feet except as follows:

1. On lots legally platted as of October 24, 1989, with a depth of less than 100 feet from street right-of-way to the rear-most property line, minimum street yard setback shall be 1/10 of the depth of the lot or 5 feet whichever is greater.
2. Lots replatted to a depth of 100 feet or more shall meet the 10-foot minimum street yard requirement in [paragraph 4.5.5.A](#).

B. Rear and side yards along interior lot lines may be zero feet.