



FARMERS BRANCH
TEXAS

CZO Definitions and Use Table

Planning and Zoning Commission | May 11, 2026

Planning & Zoning Department

CZO Definitions and Use Table

Background

- CZO originally adopted in 1969.
- No major review to definitions and use table since that date.
- New / revised uses have been brought forward to Council for consideration on an as needed basis.

Aim: To update the use table and definitions sections of the CZO. This will improve the ease of interpretation and implementation of the CZO as it relates to new businesses within the City.

Benevolence Storage and Distribution - Center operated by a eleemosynary corporation, where no food preparation is allowed, where there is no charge for the food or other goods, where no housing or shelter is allowed.

Boarding House or Rooming House - A building, other than a hotel, where lodging and/or meals for three or more persons are provided for compensation.

Bottling Plant - Manufacturing establishments producing or processing beverages for human consumption and certain related products in glass, plastic or metal containers.

Brewery - An industrial use that brews wines, ales, beers, meads and/or similar beverages on site. On-premise consumption of beverages is allowed on a case-by-case basis in accordance with applicable provisions of the Texas Alcoholic Beverage Code.

Brew Pub - A business owned and/or operated by the holder of a Brewpub License issued to the holder pursuant to Chapter 74 of the Texas Alcoholic Beverage Code.

Car Title Loan Business - A credit access business as defined in Texas Finance Code sec. 393.601(2), as amended, that makes motor vehicle title loans to consumers pursuant to Chapter 393, Subchapter G of the Texas Finance Code, as amended.

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	LRU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Agricultural Type Uses																				
Animal Clinic or Hospital (No outside runs, play area or pens allowed)																S	S	X	X	
Animal Clinic, Hospital or Kennel w/ outside runs, play area or pens																		S	X	
Community Garden															S	X	X	X	X	
Farm or Ranch	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Farmers Market															S	X	X	X		
Greenhouse or Plant Nursery (Commercial)																S	S	X		
Commercial Type Uses																				
Alcohol Sales (Wholesale)																			X	X
Bakery (Wholesale)																			X	X
Bakery (Retail)														X	X	X	X	X	X	X
Beauty Salon														S	X	X	X	X	X	
Brewery (includes Wineries) ²															S			X	X	
Brewpub ²																		X	X	
Building Material Sales																		X	X	X
Cabinet and Upholstery Shop																		X	X	X
Catering Services																		X	X	X
Distillery ²																				
	Entertainment Overlay District Only																			
Dry Cleaning and Laundry Plant																		X	X	X

Basic Review

Work Proposed

- Define all 104 uses that are currently not defined.
 - Reorganize definitions based on use categories.
 - Update the definition for home-based occupation to ensure that it does not conflict with HB 2464.
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Benefits:

- All terms will be defined, allowing for easier interpretation.
 - Definitions will be grouped into categories allowing for easier comparison between similar use definitions.
 - Process would be simpler and faster than other options.
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Challenges:

- Only addresses the most immediate need. Not a comprehensive review.

Moderate Review

Work Proposed

- All work proposed in the Basic Review.
 - Update some out-of-date definitions:
 - e.g. Servant/Guest Quarters
 - Combine terms that are similar and are allowed within the same land use districts, or there is an appropriate expansion of districts.
 - e.g. Combine florist with retail general.
 - Add select new uses where there is an existing gap.
 - e.g. Warehouse, Solar Energy System (roof mounted).
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Benefits:

- All terms will be defined, allowing for easier interpretation.
 - Reduction in the number of uses which will allow for easier interpretation.
 - Addition of new uses where there are gaps.
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Challenges:

- Some unneeded uses and definitions would remain.
- Some new uses would not be considered and may need to be considered by Council on a case-by-case basis in the future.

Comprehensive Review

Work Proposed

- All work proposed in basic and moderate review.
 - Combine similar uses where there may be a reduction in the number of districts where a use is permitted.
 - Review/add use standards where appropriate.
 - Add new uses to address identified gaps e.g.
 - Flex Office or Warehousing
 - Data Center
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Benefits

- Comprehensive update to the use table and definitions. Will simplify review of applications.
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Challenges

- Will be a lengthier and more complex review than the basic or moderate scenarios.

Discussion & Direction



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