FW (Freeway) District

31-100 Purpose of District: The Freeway District accommodates a broad range of non-residential land uses including office, retail, personal service, commercial, industrial and institutional activities. Freeway District regulations are designed to achieve compatibility between diverse uses through greater setbacks and other appropriate development controls.

31-200 Permitted Uses: Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

31-300 Lot Requirements: No requirements for minimum lot area, width, or depth are set forth for nonresidential uses.

31-400 Yard (Setback) Requirements

31-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards (setbacks). Every part of a required yard shall be open and unobstructed as set forth in Section 11 and 13, except that:

1. Ordinary projections of windowsills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than ten (10) feet into required front and rear yards and roof overhangs may not project more than five (5) feet into a required side yard.

2. Fireplaces, bay windows and other similar construction not exceeding seven (7) feet in width may extend two (2) feet into a required yard; provided the total length of all such projections into a yard shall not exceed one-third (1/3) the length of the exterior wall, excluding garages adjacent to that yard.

31-420 Yards and Setbacks Adjacent to Streets and Freeways: Yards adjacent to streets for all uses shall be provided according to the requirements contained herein.

31-421 Truck parking lots and loading areas shall not be allowed in any required yards adjacent to a street.

31-422 Gasoline pump islands and canopies shall be required to set back twenty-five (25) feet from street right-of-way.

31-423 Front, Side, and Rear Yards Adjacent to a Freeway

31-423.1 Any yard adjacent to a freeway shall be defined for purposes of this section as a front yard.

31-423.2 A minimum front yard adjacent to a freeway of forty (40) feet shall be provided,

however, the front yard shall be a minimum of ninety (90) feet when parking is placed between the building and the freeway. Drives may be placed within the forty (40) foot front yard if no parking is placed between the building and the freeway.

31-423.3 No parking area shall be closer than twenty-five (25) feet to the front property line.

31-424 Front, Side, and Rear Yards Adjacent to a Street Other Than A Freeway: 40 feet

31-430 Yards and Setbacks Not Adjacent to a Street: Yards not adjacent to streets for all uses shall be provided according to the requirements contained herein.

31-431 Truck Parking and Loading: Loading docks or truck loading doors shall be fifty (50) feet or more from any lot line not adjacent to a street. However, if the lot line is adjacent to a residential district boundary the setback shall be increased to seventy-five (75) feet except when the loading dock and accompanying truck parking space is contained within a building of masonry construction, the fifty (50) foot setback shall prevail. Loading spaces shall be as set forth in Section 12-310.

31-432 Yard (Setback) Requirements: A minimum side or rear yard for the lower two (2) floors of all main buildings shall be fifteen (15) feet. A minimum setback shall be provided from any residential district boundary line of fifty (50) feet to all portions of the lower two (2) floors of all main buildings. For the portions of any building above two (2) stories the horizontal distance from any point on the building above two (2) stories to any residential district line shall be not less than the height of the highest point on the building, or shall be not less than one-half (½) the height of the highest point on the building from the nearest property line, whichever is greater. The setbacks required in this paragraph shall apply in all cases even if other ownerships and/or buildings exist between the residential district and the building upon which the setback is imposed.

31-500 Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than sixty (60) percent of the lot.

31-510 Maximum Floor Area Ratio: No floor area ratio is set forth.

31-600 Height: Buildings or structures may be constructed to any legal height.

Permitted Uses:

FW (Freeway) District

The Standard Zoning category lists the permitted uses within property zoned FW (Freeway) District and not located within one of the three freeway corridor overlay districts. Within the freeway corridor overlay districts, IH 30 Overlay, IH 635 Overlay, and SH 190 Overlay, the permitted use lists have been modified in order to promote a development pattern that is appropriate for that particular corridor.

An asterisk (*) denotes that a use is permitted by Specific Use Permit only.

A double asterisk (**) denotes that a use is permitted only as a secondary use.

Three asterisks (***) indicates that a Specific Use Permit is required if the use consists of more than twenty (20) percent of a platted lot.

Four asterisks (****) indicates that a Specific Use Permit is required if the use consists of more than twenty-five (25) percent of a platted lot.

Standard Zoning	IH 30 Overlay	IH 635 Overlay	SH 190 Overlay
Air Conditioning Service*	Analytical Laboratory	Antenna, Commercial Type 1	
Ambulance Service	Antenna, Commercial Type 1	Antenna, Commercial Type 2*	
Analytical Laboratory*	Antenna, Commercial Type 2*	Antenna, Private	
Animal Clinic	Antenna, Private	Athletic Club/Instruction, Indoor Facilities	
Animal Hospital*	Athletic Club/Instruction, Indoor Facilities (SUP if less than 15,000 square feet)	Athletic Club/Instruction, Outdoor Facilities (SUP if adjacent to residential district)	
Antenna, Commercial Type 1	Athletic Club/Instruction, Outdoor Facilities (SUP if adjacent to residential district)	Automobile and Motorcycle Sales, Leasing and Repair (new)*	
Antenna, Commercial Type 2*			
Antenna, Private			
Arcade*			
Assisted Living			

Facility*

Athletic Club/Instruction, Indoor Facilities

Athletic Club/Instruction, Outdoor Facilities

Automobile and Motorcycle Sales, Leasing and Repair (new)*

Automobile and Motorcycle Sales, Leasing and Repair (used)*

Automobile Repair, Major*

Automobile Repair, Minor

Bait Sales, Live*

Bakery, Commercial*

Batching Plant, Temporary

Bottling Plant*

Building Materials*

Car Wash

Care of Alcoholic, Drug Dependent or Psychiatric Patients - Institutionalized*

Carpet/Rug Cleaning and Repair*

Automobile and Motorcycle Sales, Leasing and Repair (new)*(5 acre minimum; not allowed within 500 feet of residential district)

Automobile Repair, Minor* (not within 500 feet of residential district)

Bait Sales, Live* (indoor only)**

Batching Plant, Temporary

Church

Civic Club/Fraternal Lodge*

College or University*

Commercial Amusement, Indoor*

Commercial Amusement, Outdoor*

Commercial School* (indoor only)

Convenience Store*

Convention Facility*

Custodial Quarters*

Drug Store/Pharmacy***

Automobile Repair, Minor* (not within 500 feet of residential district)

Batching Plant, Temporary

Church

College or University*

Commercial Amusement, Indoor*

Commercial Amusement, Outdoor*

Commercial School*

Convenience Store*

Convention Facility

Custodial Quarters*

Custom Made Furniture Manufacturing*

Drug Store/Pharmacy

Electric Substation*

Financial Institution

Furniture and Appliance Sales

Grocery/Supermarket

Helipad*

Home Improvement

Charter School*

Church

Civic Club/Fraternal Lodge

College or University*

Commercial Amusement, Indoor

Commercial Amusement, Outdoor*

Commercial and Industrial Equipment Repair and Service*

Commercial Laundry/Cleaners*

Commercial School

Convenience Store

Convention Facility

Custodial Quarters*

Custom Furniture Manufacturing*

Drug Store/Pharmacy

Dry Cleaner

Electric Generating Plant*

Electric Substation*

Equipment Leasing, Indoor

Dry Cleaner (SUP if more than 10% of platted lot)

Electric Substation*

Financial Institution

Furniture and Appliance Sales (SUP required if less than 50,000 square feet of building)

Grocery/Supermarket (SUP required if less than 50,000 square feet of building)

Helipad*

Home Improvement Center (SUP required if less than 50,000 square feet of building)

Hospital

Hotel/Motel, Full Service

Hotel/Motel, Limited Service*

Kindergarten, Preschool or Child Care Center*(ancillary to another primary use only)

Library*

Light Industrial* (SUP required if less

Center

Hospital

Hotel/Motel, Full Service

Hotel/Motel, Limited*

Library

Light Industrial*

Massage Therapy/Physical Therapy

Medical Laboratory

Medical Office/Clinic

Medical and Surgical Appliances

Movie Theater/Theater* (not within 500 feet of residential district)

Museum or Art Gallery

Office Equipment Sales, Repair and Maintenance

Office, General

Optical Dispensary

Parking Garage or Lot, Commercial (ancillary only)

Pet Sales and

Financial Institution

Flea Market, Indoor*

Furniture and Appliance Sales

Furniture and Upholstery Cleaning and Repair/Reupholstering*

Grocery/Supermarket

Guard and Patrol Service

Helipad*

Home Improvement Center

Hospital

Hotel/Motel, Full Service

Hotel/Motel, Limited Service*

Independent Senior Living Facility*

Janitorial Service

Kindergarten, Preschool or Child Care Center*

Landscape Nursery*

Laundromat

Library

Light Industrial*

Massage Therapy/Physical Therapy

than 5 acres)

Massage Therapy/Physical Therapy

Medical Laboratory*

Medical Office/Clinic

Medical and Surgical Appliances (ancillary only)

Movie Theater/Theater* (SUP not within 500 feet of residential district)

Museum or Art Gallery

Nursing Home/Convalescent Center*

Office Equipment Sales, Repair and Maintenance****

Office, General

Optical Dispensary***

Pet Sales and Grooming***

Printer, Small Scale****

Radio, TV, Recording Studios****

Repair and Service

Grooming

Printer, Small Scale

Radio, TV, Recording Studio

Restaurant

Restaurant, Drive-Through*

Retail Sales with Gas Pumps*

Retail Sales/Personal Service

School, Public and Private (SUP for private school if within 500 feet of residential district)

Tire Dealer, No Outside Storage* (not within 500 feet of residential district)

Transit Station

Water Reservoir or Well, Public*

Wrecker Service (one)

Medical and Surgical Appliances

Medical Laboratory

Medical Office/Clinic

Mining*

Mortuary/Funeral Home

Movie Theater/Theater

Museum or Art Gallery

Neighborhood Assistance Center

Nursing Home/Convalescent Center*

Office Equipment Sales, Repair and Maintenance

Office, General

Optical Dispensary

Parking Garage or Lot, Commercial

Pet Sales and Grooming

Printer, Large Scale*

Printer, Small Scale

Produce Stand, Outdoor*

Radio, TV, Recording Studio

Shop*

Restaurant

Restaurant, Drive-Through*

Retail Sales with Gas Pumps*

Retail Sales/Personal Service ***

School, Private*

Self-Storage Units*

Transit Station*

Reception Facility*

Repair and Service Shop*

Recycling Center*

Restaurant

Restaurant, Drive-Through*

Retail Sales/Personal Service

Retail Sales with Gas Pumps*

Sanitary Landfill*

School, Public and Private

Sewage Treatment Plant*

Shooting Range, Indoor*

Stadium, Arena, Athletic Field*

Tattooing/Body Piercing Establishment*

Taxidermist

Tire Dealer, No Outside Storage

Transit Station

Truck or Bus Washing*

Truck Stop*

Uniform Supply

Service*

Used Goods or Products Collection Point, Temporary*

Vehicle Sales, Leasing and Repair (other than automobile/motorcycle)*

Warehousing, General*

Water Reservoir or Well*

Water Treatment Plant*

Wholesaling, General*

Wind Generator*

Wrecker Service (one)