

ORDINANCE NO. 2023-7: CITY OF CANTON ZONING ORDINANCE

The City of Canton, Texas shall be divided into classes of residential, office, commercial, industrial and special zoning districts as presented in Article 6 Zoning Districts.

Abbreviated Designation	Zoning District Name
RA	Agricultural District
R-1	Single Family Detached Residential District
R-2	Single Family Detached Residential District
R-3	Single Family Detached Residential District
R-4	Manufactured Housing District
MF-1	Multiple Family Residential District
MF-2	Multiple Family Residential District
MH-1	Manufactured Park District
RPO	Restricted Professional and Office District
B-1	Local Business District
B-2	General Business District
FMB-A1	First Monday Business District
FMB-A2	First Monday Business District
GD	Gateway District
GI-1	General Industrial District
PD	Planned Development District
HD	Historic Preservation Overlay District

PERMITTED USE CHART

Use	RA	R-1	R-2	R-3	R-4	MF-1	MF-2	MH	RPO	B-1	B-2	GD	GI-1	FMB-1	FMB-2
Accessory Structures: Garages, Carports, Storage Rooms, Swimming Pools, and other structures customarily incidental to Principal Structure.	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT			
Agricultural, Farming and Forestry Activities and structures incidental thereto (def)	PRT												PRT		
Agricultural Sales and Services (def) including farm implements and tractors (def)											SUP		PRT		
Alcohol Sales in accordance with ordinance										PRT	PRT	PRT	PRT	PRT	PRT
Amusement - commercial											SUP				
Amusement (indoor) – video games										SUP	PRT				
Animal Production, Ranching and Livestock (def)	SUP														
Animal Sales and Auctions (not related to pet sales)	SUP														
Animal Sales, Temporary (as part of First Monday or in accordance with the Special Event Ordinance)															PRT
Animal Stables (def) or Boarding, Public, Commercial	SUP														
Animal Stables, personal (in accordance w/adopted animal regulatory ordinances)	PRT														
Arena, Rodeo											SUP				
Arena, Sports – see Stadium															
Art galleries (def)									PRT	PRT	PRT	PRT			
Art and Craft Studio (def)									PRT	PRT	PRT	PRT			
Asphalt or concrete batching plant (temporary) – See Concrete, Asphalt Batching Plant															
Assisted living facility - See Retirement Housing															
Automotive – accessories sales and installation										SUP	PRT				
Automotive – car wash (def)										SUP	PRT				
Automotive - Repair facility (def) – major auto repairs conducted entirely inside primary structure, with no outside parking of partially dismantled vehicles, nor outside storage of parts or equipment at any time											PRT		PRT		
Automotive – quick service automobile lubrication											PRT				
Automotive – Rental - cars, non-commercial trucks (def)											PRT				
Automotive - Service station (def)										SUP	PRT				
Automotive – Sales, and services											PRT				
Aviation Facilities (def), Airport (public or private)	SUP										SUP		SUP		
Bed & Breakfast (def)	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP		SUP	SUP
Bingo parlor											SUP				
Boarding, rooming or lodging house (not a short-term rental) (def)	SUP	SUP	SUP	SUP											
Boat Storage											SUP				
Bowling alley											PRT				

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Brick, firebrick and clay products see Manufacturing, Heavy															
Broadcasting facilities, radio, television, microwave, PCS or cellular towers (See Towers)															
Business Service Establishment (def)									PRT	PRT	PRT	PRT	PRT		
Butane Storage and Sales see Storage and sales–petroleum, butane, propane products											SUP				
Campgrounds (def)	SUP										SUP			SUP	SUP
Caretaker/security living quarters as accessory use only										SE	SE	SE	SE		
Carnival – see Circus															
Cemetery or Mausoleum											SUP				
Charitable organizations other than churches	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	PRT				
Churches and other houses of worship	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT
Church parsonages, related staff living quarters	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Church facilities, lodges and similar public organizations	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP							
Circus, Carnival	SUP										SUP				
Civic Use									SUP	SUP	SUP	SUP			
Clinic – veterinary hospital and/or clinic - see Veterinary Services (def)															
Clinics, Medical (def)									SUP	SUP	PRT	SUP			
Coal, coke or wood yard													SUP		
Collection Agencies									PRT	PRT	PRT	PRT			
Concrete or asphalt batching plant, on temporary basis related to a specific project (for no more than 180 days)	As permitted by the Building Official														
Concrete or asphalt batching plant, on permanent basis													SUP		
Construction office by authority of bldg. official for specific time periods	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Construction operations and storage yard													PRT		
Continuing care retirement community -see Retirement, Housing															
Convenience Store (def)										SUP	PRT		SUP		
Day Care Services, Commercial (def - More than 20) See also Family Day Home							SUP	PRT		SUP	SUP				
Day Care Services, General (def - Less than 20, more than 6)							PRT	PRT							
Day Care Services, Limited (def - Less than 6)							PRT	PRT							
Display, Outside	In accordance with Section 5.13, Outside Display														
Driving ranges – see Golf Course															
Dwelling, Accessory															
Dwelling - "Loft Apartments" (2 <sup>nd</sup> and 3 <sup>rd</sup> floors only in CBD as defined)											SUP				
Dwelling-multi-family-duplexes, triplexes, quadplexes only							PRT	PRT							
Dwelling-multi-family including apartments, duplexes, triplexes, quadplexes								PRT							

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Dwelling - Single family detached (def)	PRT	PRT	PRT	PRT	PRT	SUP	SUP		SUP			PRT			
Dwelling – Single family living quarters located above commercial business for primary owner only, no rentals											SUP	SUP			
Dwelling, Single family attached	Must be located in a Planned Development in accordance with Section 6.24														
Dwelling, Townhome	Must be located in a Planned Development in accordance with Section 6.24														
Dwelling, Zero Lot Line or Patio Home	Must be located in a Planned Development in accordance with Section 6.24														
Eating establishments unless otherwise specified										PRT	PRT	PRT		PRT	PRT
Eating Establishment with Drive-In Service											PRT				
Eating Establishment with Drive Through Service											PRT				
Eating Establishment, Food Trucks (See Food Trucks)															
Eating Establishment, Take Out										SUP	PRT	SUP		SUP	SUP
Electric substation (See Utilities-Electric Substation)															
Equipment Sales and Rental (Heavy)											SUP		SUP		
Exhibition Hall											PRT				
Fairgrounds	SUP										SUP				
Farmer's Market	SUP									PRT	PRT	PRT			
Family Day Home (Child Care in residence) (6 full time, 6 after school) (aka Registered Family Home)	PRT	PRT	PRT	PRT	PRT	SUP	SUP	SUP							
Family Day Home – all other childcare - see Day Care Services															
Financial Institutions, Banks or Credit Unions but not including Pawn Shops										PRT	PRT	PRT			
Food Trucks (def)											City Reg			City Reg	City Reg
Food Truck Parks (def)											SUP			SUP	SUP
Funeral services (def) including funeral home, parlor and mortuaries.											PRT				
Game Room or Indoor Amusement Center (def):											PRT				
Garden center (with outside storage)										SUP	PRT	SUP			
Garden, farm equipment, implement and tractor sales (def)											SUP				
Gas station See Automotive, Service Station															
Golf courses, driving ranges	SUP										SUP				
Government bldgs. and services	PRT	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	PRT	PRT		PRT	PRT	PRT
Gravel, sandstone or petroleum extraction													SUP		
Group residential		SUP	SUP	SUP	SUP	SUP	SUP	SUP							
Gun club or shooting range													SUP		
Gymnastics School										SUP	PRT	SUP			
Heliport or helistop – See Aviation Facilities															
Home Occupation	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT			SUP			
Hospital	SUP										SUP				
Hotel (def)										SUP	PRT				
Institution for care of alcoholic, narcotic or psychiatric patients											SUP				

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Use	RA	R-1	R-2	R-3	R-4	MF-1	MF-2	MH	RPO	B-1	B-2	GD	GI-1	FMB-1	FMB-2
Instrument testing										SUP	PRT		PRT		
Janitor service (See Business Services)															
Junkyards and salvage yards													SUP		
Kennels (def), inside or with outside pens or runs in accordance with adopted animal regulatory ordinances, as amended.	SUP										SUP				
Laboratory including science, industrial and medical research											SUP		SUP		
Laboratory (Medical, excluding forensics)											PRT		PRT		
Laundry Services (def) including dry cleaning											SUP		PRT		
Laundry – Pickup only (no on-site dry cleaning)										PRT	PRT				
Laundromat Washeteria/Self Service											PRT				
Leasing or renting of rooms see Boarding, rooming or lodging house															
Live-Work Residence (In a Commercial Building, Owner Occupied and Non-rental in accordance with the Building Codes) (Not a home occupation)									SUP	SUP	SUP	SUP			
Lumber and building materials											PRT				
Lumber mill													SUP		
Manufacturing, Light (def)- including electronic, instrument and assembly											SUP		PRT		
Manufacturing, Heavy, other than Light Manufacturing and/or the use of hazardous or dangerous chemicals													SUP		
Mausoleum – see Cemetery															
Microwave tower (See Towers)															
Mill - planing													SUP		
Mining activities (other)													SUP		
Manufactured Home or Housing (def)					PRT			PRT							
Manufactured home sales of new and used when clearly incidental to operation of park								SUP							
Mobile Home (def)								SE							
Modular Home/Industrialized Housing	PRT	SUP	SUP	SUP	PRT			SUP							
Monument, statue and/or other similar landscape feature	In accordance with Appendix 11.3, Monuments, Statutes and Landscape Features														
Mortuary, see Funeral Services															
Motel (def), Motor Lodge										SUP	PRT				
Motor Freight Terminal											SUP		PRT		
Motor Lodge – See Motel															
Moving Company											SUP		PRT		
Museum									SUP	PRT	PRT	SUP			
Nursing and Convalescent Homes		SUP	SUP	SUP	SUP	SUP	SUP				SUP				
Nursing Facility (skilled)											PRT				
Office, Administrative and Business (def)									PRT	PRT	PRT	PRT	PRT		
Office, General									PRT	PRT	PRT	PRT	PRT		
Office, Government (def)									SUP	PRT	PRT	PRT	SUP		

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Office, Medical -maximum 5 doctors									SUP	SUP	PRT	SUP			
Office, Professional (def) includes architects, engineers, accountants, real estate, etc.									PRT	PRT	PRT	PRT	PRT		
Office with showroom										SUP	PRT		PRT		
Overnight Accommodations														City Reg	City Reg
Parking facilities, Accessory, on site related to main use	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT
Parking lot (Commercial)										SUP	PRT	SUP		SUP	SUP
Parking lot (off-site) (within 600 feet of main uses)									SE	SE	SE	SE	SE	SE	SE
Parks – See Recreation, parks etc.															
Pawn Shop (def)										PRT	PRT				
Personal Service Establishments (def) including barber and beauty shops, shoe repair, dry cleaning pick up, etc.									SUP	PRT	PRT	PRT (no drive thru)			
Photography Studio									PRT	PRT	PRT	PRT			
Pet Sales (def)										SUP	PRT				
Pet Service (def)										SUP	PRT	SUP			
Pet Sales, Temporary (as part of First Monday or in accordance with the Special Event Ordinance)															PRT
Plant- dry cleaning, dyeing and laundry – See Laundry Services															
Plaza - Travel plaza – full service											PRT		SUP		
Post office (See Government Buildings)															
Printing, book binding, lithograph & publishing											SUP		PRT		
Private Club (def) with alcoholic beverages (def) - In accordance with State Statutes									PRT	PRT	PRT	PRT	PRT	PRT	PRT
Radio and television transmission towers (See Towers)															
Recreation, Sports (def) and entertainment (indoor) unless otherwise specified										SUP	PRT	SUP			
Recreation, Sports (def) and entertainment (outdoor) unless otherwise specified											SUP				
Recreation and parks, services, (def) facilities and buildings (publicly owned)	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT
Recreational Vehicle, permanent on-site security															
Recreational vehicle sales, service and storage											SUP				
Recreational Vehicle Park (def) rental spaces (temporary, no more than 10 days in calendar month) All others are only allowed in a Planned Development.														PRT	PRT
Rental – Small tools, Equipment, Party and Event Equipment											PRT		PRT		
Rental, Vehicle – See Automotive or Truck or Equipment															
Repairs, Vehicle – See Automotive Repairs															
Restaurants - see Eating Establishments															

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Use	RA	R-1	R-2	R-3	R-4	MF-1	MF-2	MH	RPO	B-1	B-2	GD	GI-1	FMB-1	FMB-2
Retirement housing for elderly including assisted living (def)		SUP	SUP	SUP	SUP	SUP	SUP				SUP				
Rodeo arena – see Arena, Rodeo															
Rooming house – see Boarding, rooming or lodging house															
Sales – antique shops										PRT	PRT	SUP			
Sales – auto – see Automotive Sales, truck – see Truck, Sales															
Sales – commercial retail sales and service										PRT	PRT		PRT		
Sales - retail, used and consignment shop										SUP	PRT	SUP			
Sales – retail (new only) unless otherwise specified										PRT	PRT	SUP			
Sales – retail, light with drive through										SUP	PRT				
Sales – truck tire and service see Truck tire sales and service															
Sand or gravel extraction or storage or other mining activities**													SUP		
School - Public and private offering curricula comparable to that of public schools	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	SUP	PRT				
Semi-public recreational facilities and services – See Recreation, Sports															
Servant's quarters, related to main residential use, not for rent – SEE Accessory Dwelling															
Service (professional) – see Business Service															
Service establishments – see Business Service															
Service establishments (household and family) – See Personal Service															
Sexually-Oriented Business													SUP		
Short Term Rental, leasing or subleasing of single-family dwelling units for less than 30 days (def)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP				SUP		SUP	SUP
Special Events in accordance with Special Event Ordinance and no animal sales	Shall comply with City's Special Event Policy														
Special Event in accordance with Special Event Ordinance and with animal sales	Shall comply with City's Special Event Policy														
Sports (indoor) – See Recreation, Sports (indoor)															
Stadium or Arena (public or private)	SUP											SUP		SUP	
Storage Company												SUP			
Storage and sales – accessory to an allowed use in small containers to the public												PRT		PRT	
Storage and sales– bulk petroleum, butane, propane products														SUP	
Storage – food storage lockers, including cold storage warehouses														PRT	
Storage – RV storage facility see Recreation Vehicle sales, service, storage															
Store (antique) see Sales, Antiques															
Store (appliance)										SUP	PRT				

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Store (drug/pharmacy)										PRT	PRT				
Store (food) (def)										SUP	PRT	SUP			
Store (furniture)										SUP	PRT	SUP			
Store (recreation and sports)										SUP	PRT	SUP			
Studio, Television or Radio (no towers)											PRT		PRT		
Testing (instrument)											SUP		PRT		
Theater (movie, indoor)											PRT				
Theater (outdoor, drive-in)											SUP		SUP		
Towers including Broadcasting facilities, radio, television, microwave, PCS or cellular towers or cellular network nodes	SUP and must comply this and other City Ordinances as provided for in Texas state statutes														
Truck and Bus Repair (def)											SUP		PRT		
Truck and Bus Leasing (def)											SUP		PRT		
Truck Sales and Services (Heavy Trucks) (def)											SUP		SUP		
Truck Stop (def)											SUP		SUP		
Truck Terminal (def)											SUP		SUP		
Truck Tire Sales and Service											SUP		SUP		
University, college or parochial school and related facilities (public or private)		SUP	SUP							SUP	SUP		SUP		
Utilities, (public) including water/wastewater lines and other appurtenances but excluding water treatment plants, reservoirs, wastewater plants, sanitary landfills, incinerators, refuse and trash dumps	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT
Utility – (private) franchise distribution systems excluding large, above ground facilities	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT
Utility – All unlisted uses	SUP												SUP		
Utility - Electric; distribution system excluding substations and generating plants	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT	PRT
Utility – Electric substations	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Utility – Electric generating plant	SUP												SUP		
Vendors - Food														PRT	PRT
Vendors – temporary retail and commercial (including but not limited to antiques, painting, sculpture, clothing, craftwork and others of similar nature including animal sales															PRT
Vendors – temporary retail and commercial (including but not limited to antiques, painting, sculpture, clothing, craftwork and others of similar nature, excluding animal vendors														PRT	PRT
Veterinary Services (def) including hospitals and clinics											SUP		PRT		
Wallboard and plaster, building insulation, and composition flooring operations													PRT		
Wastewater Treatment Plants, Public or Private	SUP	SUP	SUP	SUP	SUP	SUP		SUP					SUP		
Water supply reservoir, pumping plants, and towers	SUP	SUP	SUP	SUP	SUP	SUP		SUP					SUP		
Water treatment plant (public operated)	SUP	SUP	SUP	SUP	SUP	SUP		SUP					SUP		



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Well drilling agencies											SUP		PRT		
Wholesale establishments and warehouses											SUP		PRT		
Zoo (public)											SUP				