



Planning Division
72 W. College Ave.
San Angelo, TX 76903
(325) 657-4210 ph.
(325) 657-4227 fx.
www.sanangelotexas.us

PLANNING DIVISION

ZONING DISTRICTS

Residential Zoning Districts:

- Ranch & Estate (R&E): low density, detached single-family residences on lots of at least one acre in a suburban or rural setting.
- Single-Family Residential (RS-1): detached single-family residences at medium densities.
- Two-Family Residential (RS-2): detached single-family residences and two-family residences at medium densities.
- Zero Lot Line, Twin Home and Town Home (RS-3): medium density residential development using twin home, town home and zero lot line concepts to incorporate (1) more efficient use of land, making needed housing more affordable; (2) design of dwellings that integrate and relate internal/external living areas; and (3) placement of dwellings against the property line, permitting outdoor space to be grouped and utilized to its maximum benefit.
- Low-Rise Multi-family Residential (RM-1): low-rise, two-story or walk-up apartments.
- High-Rise Multi-family Residential (RM-2): high-rise apartments.
- Manufactured Housing Park (MHP)*: development of land with improvements and utilities specifically for the accommodation of manufactured housing in projects under unified management and control.
- Manufactured Housing Subdivision (MHS)*: development of land subdivided into two or more lots for the purpose of sale and occupancy with manufactured housing units, with each district being at least five acres in size.

*Note: mobile, manufactured, pre-fabricated or modular homes not certified under the International Building Code are only allowed within a MHP or MHS zoning district. The only exception is an existing special permit allowing such a home on the property, or a temporary permit granting such a request.

Commercial Zoning Districts

- Neighborhood Commercial (CN): commercial development that serves and is supported by a relatively small surrounding area; allowable commercial uses include a wide variety of office activities, a limited range of retail trade and services satisfying routine needs of residents, low intensity with small floor areas and limited traffic generation and trade area.
- Office Commercial (CO): development of business, professional and financial offices.
- General Commercial (CG): development of commercial establishments of higher intensity, with larger trade area, floor area and traffic generation.
- Heavy Commercial (CH): development of wholesale trade, retail trade, warehousing development, repair and service establishments, heavy and bulk equipment supply dealers or other related establishments.
- Central Business District (CBD): development of office, retail sales, repair and service businesses, commercial recreation and entertainment and residential uses which promote the traditional downtown as a marketplace which serves a variety of needs.

DEVELOPMENT SERVICES DEPARTMENT

Planning is a Division of the Department of Development Services



Planning Division
72 W. College Ave.
San Angelo, TX 76903
(325) 657-4210 ph.
(325) 657-4227 fx.
www.sanangelotexas.us

PLANNING DIVISION

Manufacturing and Industrial Zoning Districts

- Office-Warehouse (OW): development of self-storage warehouses, small wholesale trade activities with limited truck traffic and integrated office/warehouse uses.
- Light Manufacturing (ML): development of businesses in the processing, manufacturing, storage and service industries.
- Heavy Manufacturing (MH): development of processing and manufacturing that is inherently noxious or dangerous due to the chemicals or processes.