



Planning Division
52 W College Ave.
San Angelo, TX 76903
(325) 657-4210, #2
www.cosatx.us/planning

PLANNING

Planning is a Division of the Department of Planning & Development Services

OFFICE WAREHOUSE (OW) ZONING DISTRICTS

What is the intent of the OW District?

The Office-Warehouse District is intended to provide opportunities for development of self-storage warehouses, small wholesale trade activities with limited truck traffic and integrated office/warehouse uses. Completely unscreened open storage or display of merchandise, materials or equipment is not allowed.

What are the "Allowed" uses in the OW District?

Uses which are allowed by right include, but, are not limited to:

- Group living, alcohol & drug recovery facilities, meeting areas for religious institutions, public safety & emergency services; Public, nonprofit or charitable uses providing service to the community, and, day care (for children or adults);
- Commercial parking lots, auto and boat dealers, self-service storage facilities, vehicle washes, vehicle services (performed while the customer waits); and,
- Industrial services, warehouse & freight movement, wholesale trade, plant nurseries, small animal veterinary clinics.

What uses are potentially allowed via approval of a Conditional Use?

The Planning Commission can approve a Conditional Use, which may be accompanied by conditions deemed appropriate. Some of the uses allowed by such an approval may include:

- Hospitals, household living, waste-related uses, vehicle repair; rental of heavy equipment; and,
- Animal kennels, horse boarding & riding academies, passenger terminals.

Please see the *Conditional Use* handout for more information. Applications for a Conditional Use are processed by the Planning Division.

What uses are potentially allowed via approval of a Special Use?

Special Use permits need the approval of the Planning Commission and the City Council. Some special uses include:

- Detention facilities, facilities for golf, campground and/or recreational vehicle parks, firearm ranges; and,
- Any use which the Planning Commission and the City Council deem appropriate as a transition between zoning districts.

Please see the Special Use handout for more information. Applications for a Special Use are processed by the Planning Division.

Is there a restriction on how many structures I can build on my property?

There is a floor area ratio (FAR) that must be followed. The FAR refers to a maximum ratio calculated with the gross floor area of *all* buildings on the lot (primary structure, detached garage, and storage buildings) and the square footage of the lot. For OW the FAR is 80% of the size of the lot. In other words, for a lot of 6,000 square feet, the floor area of all buildings cannot exceed 4,800 square feet. This figure includes multi-story construction.

What are the lot restrictions?

Minimum lot size in the OW District:

- 6,000 square feet and 50' x 80'

Minimum setbacks for the OW District:

- Front Setback: 25 feet
- Side & Rear Setback: 0 feet *unless* abutting a residential district or use, then 10 feet

What are the parking and loading requirements for the OW District?

Off-street parking requirements are:

- Determined by the use of the property and other related factors. For more information refer to Sec. 511.B of the Zoning Ordinance or contact the Planning Division.

Off-street loading requirements are:

- A minimum of one space is required for industrial and commercial uses;
- 1 additional space for each additional 40,000 square feet or major fraction thereof;
- For institutional uses, 1 additional space for each additional 60,000 square feet or major fraction thereof.

Is outdoor storage allowed in the OW District?

Yes, Type 2, limited outdoor storage is allowed; this allows for up to 1,000 square feet or 10% of the total site area, whichever is greater.