



Planning Division
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PLANNING

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

LIGHT MANUFACTURING (ML) ZONING DISTRICTS

What is the intent of the ML District?

The Light Manufacturing District is intended to provide opportunities for businesses in the processing, manufacturing, storage and service industries which have a relatively low degree of nuisance and adverse impact on neighboring property.

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

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

- Industrial services, light manufacturing/production, warehouse & freight movement, wholesale trade, plant nurseries, processing of food/beverages/drug/tobacco/building materials, and fabrication of light metals;
- Alcohol & drug recovery facilities, meeting areas for religious institutions, public safety & emergency services, equipment rental, and waste-related uses;
- Commercial parking lots, auto & boat dealers, self-service storage facilities, vehicle washes, vehicle repairs, & vehicle services (performed while the customer waits); and,
- Offices (business, government, professional, medical or financial).

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, public & nonprofit uses providing service to the community, day care (for children or adults), and bed & breakfasts;
- Alcoholic beverage sales (for on-site consumption), game or billiard halls, restaurants, entertainment-oriented businesses, personal service-oriented or repair-oriented businesses, and retail sales; and,
- Agriculture, mining, animal kennels, horse boarding & riding, and 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?

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

- Detention facilities, facilities for golf, campground and/or recreational vehicle parks, and 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 ML the FAR is 2 times the size of the lot, or 200%. In other words, for a lot of 6,000 square feet, the floor area of all buildings cannot exceed 12,000 square feet. This figure includes multi-story construction.

What are the lot restrictions?

Minimum lot size in the ML District:

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

Minimum setbacks for the ML 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 ML 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 ML District?

Yes, Type 3, general outdoor storage; this allows an unlimited quantity, subject to restrictions outlined in Sec. 504.D & 504.E of the Zoning Ordinance.