



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

PLANNING

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

# HEAVY MANUFACTURING (MH) ZONING DISTRICTS

## *What is the intent of the MH District?*

The Heavy Manufacturing District is intended to provide opportunities for processing and manufacturing that is inherently noxious or dangerous due to the chemicals or processes involved. Outdoor storage is allowed.

## *What are the “Allowed” uses in the MH District?*

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

- Frac sand transloading and warehousing operations, industrial services, light manufacturing and production, and heavy manufacturing and production;
- Warehouse and freight movement, wholesale trade, and plant nurseries;
- Food & beverage processing, drug processing, building materials processing, light metal fabrication, and miscellaneous fabrication;
- Alcohol & drug recovery facilities, meeting areas for religious institutions, public safety & emergency services, and telecommunications facilities;
- Commercial parking lots, auto & boat dealers, self-service storage facilities, vehicle washes, vehicle repair, and 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 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, passenger terminals, restaurants, retail sales, and waste-related uses.

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 MH 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 MH District:

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

Minimum setbacks for the MH 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 MH 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 MH 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.