



Planning Division
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PLANNING

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

OFFICE COMMERCIAL (CO) ZONING DISTRICTS

What is the intent of the CO District?

The Office Commercial District is intended to provide opportunities for development of business, professional and financial offices. A limited range of retail trade and service uses may also be allowed in buildings containing primarily offices, if such use is functionally related to or directly serves the tenants of the offices in the same building.

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

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

- Group living, day care (for children or adults), and alcohol & drug recovery facilities;
- Colleges, schools, meeting areas for religious institutions, public safety & emergency services, and commercial parking lots;
- Public, nonprofit or charitable uses providing service to the community; 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, and bed & breakfasts;
- Self-service storage facilities, vehicle washes and vehicle service (performed while the customer waits); and waste-related services; and,
- Restaurants, entertainment-oriented businesses, repair-oriented businesses, personal service-oriented businesses, retail sales, and small animal veterinary clinics.

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 are:

- Facilities for golf; 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 CO 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 CO District:

- 6,000 square feet

Setbacks for the CO 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 CO District?

Off-street parking requirements are:

- Determined by the use of the property and other related factors.

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 CO District?

Yes, Type 1, Outdoor Display, is allowed; this type allows for display adjacent to a principal building wall and extending to a distance no greater than 5 feet from the wall. This storage may not block windows, entrances or exits, or impair the ability of pedestrians to use the building.