



Planning Division
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PLANNING

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

HEAVY COMMERCIAL (CH) ZONING DISTRICTS

What is the intent of the CH District?

The Heavy Commercial District is intended to provide opportunities for development of wholesale trade, retail sales, warehousing development, repair/service establishments, heavy/bulk equipment supply dealers or other such establishments that typically are characterized by outside storage of materials or merchandise.

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

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

- Group living, alcohol & drug recovery facilities, meeting areas for religious institutions, and public safety & emergency services;
- Commercial parking lots, auto and boat dealers, self-service storage facilities, vehicle washes, vehicle repair, and vehicle services (performed while the customer waits); and,
- Industrial services, warehouse and freight movement, waste-related uses, wholesale trade, plant nurseries, and 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, alcoholic beverage sales (for on-site consumption), animal kennels, horse boarding & riding academies, and passenger terminals; and,
- Restaurants, entertainment-oriented businesses, repair-oriented businesses, personal service-oriented businesses, and retail sales.

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 the gross floor area of *all* buildings, i.e. primary structure, detached garage, and storage buildings. For CH 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 the building cannot exceed 12,000 square feet. You may not be able to build out but you can build up.

What are the lot restrictions?

Minimum lot size in the CH District:

- 6,000 square feet

Setbacks for the CH 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 CH District?

The off-street parking requirements are:

- Off-street parking requirements are determined by the use of the property and other related factors. For more information talk to one of our Planners.

The 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 CH District?

Yes, Type 3, General Outdoor Storage is allowed. Type 3 allows unlimited storage, except for the following:

- Unless specifically authorized, all outdoor storage and display shall be located outside the public right-of-way and/or at least 15 feet from the back edge of the curb or street pavement, and
- No outdoor storage or display is allowed in required side yards.