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# PLANNING

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

## GENERAL/HEAVY COMMERCIAL (CG/CH) ZONING DISTRICTS

### *What is the intent of the CG/CH District?*

The CG/CH District is intended as a transitional district for areas previously zoned C-2 before 2000. The CG/CH classification is not available for future rezoning requests. It allows most uses which are allowed in CG and CH Districts, but not all. Existing CG/CH zoning districts will be changed to other zoning categories, based on comprehensive land use plans adopted by the City Council.

### *What are the "Allowed" uses in the CG/CH District?*

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

- Group living, day care (for children or adults), alcohol & drug recovery facilities, and bed & breakfasts;
- Colleges, schools, meeting areas for religious institutions, public & nonprofit uses providing service to the community, and public safety & emergency services;
- Retail sales, offices (business, government, professional, medical or financial), and small animal veterinary clinics;
- Commercial parking lots, auto and boat dealers, self-service storage facilities, vehicle washes, vehicle services (performed while the customer waits), and vehicle repair;
- Restaurants, entertainment-oriented businesses, repair-oriented businesses, personal service-oriented businesses, and retail sales;
- Warehouse and freight movement, food and beverage processing, plant nurseries, building material processing, and fabrication (light metal, optical & scientific instruments, and artificial limbs).

### *What uses are potentially allowed via approval of a Conditional Uses?*

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), waste-related uses, animal kennels, horse boarding & riding academies, 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;
- 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 may be 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 CG/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 all buildings cannot exceed 12,000 square feet. This figure includes multi-story construction.

### ***What are the lot restrictions?***

Minimum lot size in the CG/CH District:

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

Minimum setbacks for the CG/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 CG/CH District?***

Off-street parking requirements are:

- Off-street parking requirements are determined by the use of the property and other factors. 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 CG/CH District?***

Yes, Type 3 - general outdoor storage; this type allows unlimited storage, except for the following: (1) 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; (2) no outdoor storage or display is allowed in required side yards.