



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

## GENERAL COMMERCIAL (CG) ZONING DISTRICTS

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

The General Commercial District is intended to provide opportunities for development of commercial establishments of higher intensity, with larger trade area, floor area and traffic generation than Neighborhood Commercial uses. Limited outdoor storage, screened from adjacent residential uses, may be appropriate.

### *What are the "Allowed" uses in the CG 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;
- Restaurants, entertainment-oriented businesses, personal service-oriented or repair-oriented businesses, retail sales, and offices (business, government, professional, medical or financial);
- Commercial parking lots, auto & boat dealers, self-service storage facilities, vehicle washes, and vehicle services (performed while the customer waits); 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, vehicle repair, alcoholic beverage sales (for on-site consumption), warehouse & freight movement, equipment rental, and wholesale trade.

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 CG 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 District:

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

Minimum setbacks in the CG 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 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 CG District?***

Yes, Type 2 - limited outdoor storage; this allows up to 1,000 square feet or 10% of the total site area, whichever is greater.