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# PLANNING

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

## CENTRAL BUSINESS (CBD) ZONING DISTRICTS

### *What is the intent of the CBD?*

The Central Business District is intended to provide opportunities to promote the traditional downtown of San Angelo as a marketplace which serves a variety of needs in a relatively confined area. The district is intended to include residential uses, as well as office, retail sales, repair and service businesses, commercial recreation and entertainment uses. Development should complement neighboring activities in the area and promote a variety, “marketplace” concept.

### *What are the “Allowed” uses in the CBD?*

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

- Group living, household living, bed & breakfasts, and alcohol & drug recovery facilities;
- Colleges, schools, day care (for children or adults), and meeting areas for religious institutions;
- Public, nonprofit, or charitable uses providing service to the community, and public safety & emergency services;
- Auto & boat dealers, commercial parking lots, vehicle services (performed while the customer waits), and vehicle washes;
- Offices (business, government, professional, medical or financial), and self-service storage facilities;
- Restaurants, entertainment-oriented businesses, personal service-oriented businesses, retail sales, and artisan craft works; and,
- Small animal veterinary clinics, wholesale trades, and warehouse & freight movement.

### *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, industrial services, and waste-related services.

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, outdoor entertainment & recreation facilities, firearm ranges; and,
- Any use which the Planning Commission and 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 CBD the FAR is 3.2 times the size of the lot, or 320%. In other words, for a lot of 6,000 square feet, the floor area of all buildings cannot exceed 19,200 square feet. This figure includes multi-story construction.

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

Minimum size in the CBD:

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

Minimum setbacks in the CBD:

- Front Setback: 0 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 CBD?***

Off-street parking requirements are:

- There are no off-street parking spaces required.

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 CBD?***

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