



CENTRAL BUSINESS (CBD) ZONING DISTRICT

Planning Division
72 W. College Ave.
San Angelo, TX 76903
(325) 657-4210 ph.
(325) 657-4227 fx.
www.sanangelotexas.us

PLANNING DIVISION

Allowed Uses:

- Group living
- Household Living
- Alcohol and drug recovery facility
- College
- Public, nonprofit, or charitable uses providing service to the community
- Day care for children or adults
- Meeting areas for religious institutions
- Public safety and emergency services
- Schools
- Alcohol Sales for On-Site Consumption
- Auto and boat dealer
- Bed & breakfast
- Business, government, professional, medical or financial offices
- Commercial parking
- Retail sales
- Self-service storage
- Vehicle service (performed while the customer waits)
- Vehicle wash
- Small animal veterinary clinic
- Artisan craft work
- Warehouse and Freight Movement
- Wholesale Trade
- Personal service-oriented business
- Entertainment-oriented business
- Restaurants

Conditional Uses:

- Hospital
- Game hall
- Equipment rental
- Vehicle repair
- Industrial service
- Waste-related uses
- Passenger terminals
- Telecommunications facilities

These uses are allowed with the approval of a “conditional use” by the Planning Commission. Applications for a conditional use may be completed through the Planning Division. The Development handout titled “Conditional Uses” gives a thorough explanation of the process.

Special Uses:

- Detention facilities
- Facilities for golf, including practice areas
- Outdoor entertainment and recreation facilities
- Major entertainment events and venues
- Firearms range
- Any use which the Planning Commission and the City Council deem appropriate as a transition between zoning districts

These uses are allowed with the approval of a “special use” by the Planning Commission and the City Council. Applications for a special use may be completed through the Planning Division. The Development handout titled “Special Uses” gives a thorough explanation of the process.



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Required Setbacks:

Front Setback: 0 feet
Side Setback: None required
10 feet if abutting a residential district or use
Rear Setback: None required
10 feet if abutting a residential district or use

Setbacks refer to the distance that a structure must be 'set back' off of the appropriate property line. For example, the side setback of 10 feet if abutting a residential district or use means that the side wall of the structure must be separated by at least 10 feet from the side property line of the lot. This 10 feet must be open and unobstructed, except for the following exceptions: (1) projection of window sills, belt courses and other ornamental features for a distance of 12 inches or less; (2) projection of chimneys and flues for a distance of 3 ½ feet or less; (3) projection of eaves and awnings for a distance of 2 feet or less; and (4) open or lattice-enclosed fire escapes and fireproof outside stairs, for a distance of 3 ½ feet or less.

Maximum Floor Area Ratio: 3.2

The maximum floor area ratio refers to the gross floor area of all buildings on the lot divided by the total area of the lot.

Minimum Lot Size: 6,000 square feet

Off-Street Parking: Off-street parking is not a requirement of the CBD.

Off-Street Loading: A minimum of one space is required
For industrial and commercial uses, one additional space for each additional 40,000 square feet or major fraction thereof
For institutional uses, one additional space for each additional 60,000 square feet or major fraction thereof

Outdoor Storage: Type 2, Limited Outdoor Storage is allowed; Type 2 allows for up to 1,000 square feet or 10% of the total site area, whichever is greater