

3-203 SCHEDULE OF PERMITTED USES

<i>SIC CODE</i>	<i>USE DESCRIPTION</i>	<i>O</i>	<i>GR</i>	<i>LC</i>	<i>THN K20 NGTC 1</i>	<i>CV</i>	<i>MU</i>	<i>CB</i>	<i>SS</i>	<i>C</i>	<i>I</i>	<i>PKNG STND</i>	<i>SPECIAL CONDITIONS</i>
A. AGRICULTURE, FORESTRY, FISHING													
01	CROP PRODUCTION	P	P	P			P	P	P	P	P	28	Require minimum 2-acre tract.
02	LIVESTOCK PRODUCTION	S	S	S			S	S	S	S	S	28	The keeping of horses and livestock may be classified as an accessory use if in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
07	AGRICULTURAL SERVICE (Except)											28	See Table 2-203
074 and 075	Veterinary Services/ Animal Hospital/Other Animal Services (Ord. 2723/2-4-91; Ord. 3848/1-2-07)		C	P			P	P		P	P	3	Prohibits outdoor kennels; Requires building to be at least 100 feet from any property line in a residential district. See City Code for kennel requirements.
a.	Indoor Services to Household Pets, except where grooming is the primary use (Veterinary Services, Animal Hospitals, Training, Breeding, and Indoor Boarding)						P	P		P	P	3	Prohibits keeping animals overnight.
b.	Grooming - Household Pets		P	P			P	P		P	P	3	Prohibits keeping animals overnight.
c.	Outdoor Services to Household Pets (includes any service with outdoor kennels or activity)									C	C	3	Requires location in a freestanding building; Requires outdoor kennels to be at least 200 feet from any property line in a residential district and at least
d.	Services to Livestock (including horses)									C	C	3	100 feet from any property line; Requires outdoor kennels, runs, enclosures, etc. to be enclosed by a solid fence at least 6 feet in height, See City Code.
076	Farm Labor Management Services										P	28	
078	Landscape/Horticulture Services (except)			P*			P*	P*		P*	P*	4	
0781	Landscape Counseling and Planning	P	P	P			P	P		P	P	3	
08	FORESTRY											28	See Table 2-203.
09	FISHING, HUNTING, TRAPPING											28	See Table 2-203.
B. MINING, EXTRACTION													
10-14	ALL MINING, EXTRACTION									C	C	8	Requires compliance with 1-500.
C. CONSTRUCTION													
15	BUILDING CONTRACTORS									P*	P*	4	Requires compliance with 3-600 for outdoor storage
16	HEAVY CONSTRUCTION CONTRACTORS									P*	P*	4	
17	SPECIAL TRADE CONTRACTORS			P*			P*	P*		P*	P*	4	
171	Plumbing, Heating, Air Conditioning						P*	P*		P*	P*	4	
172	Painting, Paper Hanging, Decorating			P*			P*	P*		P*	P*	4	
173	Electrical			P*			P*	P*		P*	P*	4	

P = Permitted Use (3-201A)
P = Italicized P (*P*) Use Permitted Only in Conjunction with Gasoline Sales (3-504)
 C = Conditional Use (3-201B)
 S = Special Exception (3-201C)
 NEC = Not Elsewhere Classified

* Refer to 4-800 – TERRA Overlay District: An asterisk (*) indicates that the use requires approval of a Conditional Use Permit if located in the TERRA Overlay District.

¹ Refer to applicable form-based code

3-203 SCHEDULE OF PERMITTED USES

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC 1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
174	Masonry, Tile Setting, Plastering			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage
175	Carpentering, Flooring (Interior)			P*			P*	P*		P*	P*	4	
176	Roofing, Sheet Metal Work									P*	P*	4	
177	Concrete Work									P*	P*	4	
178	Water Well Drilling									P*	P*	4	
179	Miscellaneous Special Trade Contractors									P*	P*	4	
1791	Structural Steel Erection												
1793	Glass, Glazing Work						P*	P*		P*	P*	4	
1794	Excavation, Foundation Work									P*	P*	4	
1795	Wrecking, Demolition Work									P*	P*	4	
1796	Installation of Equipment, NEC									P*	P*	4	
1799	Special Trade Contractors, NEC (Ord. 2816/6-1-92)									P*	P*	4	
D. MANUFACTURING													
20	FOOD, KINDRED PRODUCTS									C*	P*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1--92).
201	Meat Products									C*	P*	5	
202	Dairy Products									C*	P*	5	
203	Canned, Preserved Fruits & Vegetables									C*	P*	5	
204	Grain Mill Products										P*	5	
205	Bakery Products									C*	P*	5	
206	Sugar, Confectionery Products										P*	5	
207	Fats, Oils										C*	5	
208	Beverages (except)										P*	5	
2083	Malt										C*	5	
2085	Distilled, Rectified, Blended Liquors										C*	5	
209	Miscellaneous Food Preparation & Products									C*	C*	5	
21	TOBACCO PRODUCTS										C*	5	
22	TEXTILE MILL PRODUCTS										C*	5	
23	APPAREL, OTHER FABRIC PRODUCTS									P*	P*	5	
24	LUMBER, WOOD PRODUCTS EXCEPT FURNITURE										C*	5	
25	FURNITURE, FIXTURES									C*	P*	5	
26	PAPER & ALLIED PRODUCTS										P*	5	
27	PRINTING, PUBLISHING & ALLIED INDUSTRIES			C*			C*	P*		P*	P*	5	
28	CHEMICALS, ALLIED PRODUCTS										C*	5	
281	Industrial Inorganic Chemicals										C*	5	
282	Plastics, Synthetic, Fibers										C*	5	
283	Drugs										C*	5	
284	Detergents, Cosmetics, Toilet Preparations										C*	5	
285	Paints, Lacquers, Allied Products										C*	5	
286	Industrial Organic Chemicals										C*	5	
287	Agricultural Chemicals										C*	5	
289	Miscellaneous Chemical Products										C*	5	
29	PETROLEUM REFINING, RELATED INDUSTRIES										C*	5	

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EXHIBIT C TO ORDINANCE NO. _____; ZTA NO. 2025 - 03.
 Appendix C - Mesquite Zoning Ordinance, Part 3. Nonresidential Districts.
 P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC CODE	USE DESCRIPTION	O	GR	LC	CV	MU	SS	C	I	PKNG STND	SPECIAL CONDITIONS
d.	Services to Livestock (including horses)							C	C	3	100 feet from any property line; Requires outdoor kennels, runs, enclosures, etc. to be enclosed by a solid fence at least 6 feet in height. See City Code.
076	Farm Labor Management Services								P	28	
078	Landscape/Horticulture Services (except):			P*		P*		P*	P*	4	
078	0781 Landscape Counseling and Planning	P	P	P		P		P	P	3	
08	FORESTRY									28	See Table 2-203.
09	FISHING, HUNTING, TRAPPING									28	See Table 2-203.
10-14	ALL MINING, EXTRACTION							C	C	8	Requires compliance with MZO 1-500.
15	BUILDING CONTRACTORS							P*	P*	4	Requires compliance with 3-600 for outdoor storage.
16	HEAVY CONSTRUCTION CONTRACTORS							P*	P*	4	Requires compliance with 3-600 for outdoor storage.
17	SPECIAL TRADE CONTRACTORS										Requires compliance with 3-600 for outdoor storage.
171	Plumbing, Heating, Air Conditioning			P*		P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
172	Painting, Paper Hanging, Decorating			P*		P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
173	Electrical			P*		P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
174	Masonry, Tile Setting, Plastering			P*		P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
175	Carpentering, Flooring (Interior)			P*		P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
176	Roofing, Sheet Metal Work							P*	P*	4	Requires compliance with 3-600 for outdoor storage.
177	Concrete Work							P*	P*	4	Requires compliance with 3-600 for outdoor storage.
178	Water Well Drilling							P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	Misc. special trade contractors:										
179	1791 Structural Steel Erection							P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1793 Glass, Glazing Work					P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1794 Excavation, Foundation Work							P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1795 Wrecking, Demolition Work							P*	P*	4	Requires compliance with 3-600 for outdoor storage.

P = Permitted See Sec. 3-201 (A). See Sec. 3.504
 [P] = Permitted only in conjunction with gasoline sales
 C = Conditional Use See Sec. 3-201 (B).
 S = Special Exception See Sec. 3-201 (C).
 NEC = Not Elsewhere Classified

* Refer to 4-800 - TERRA Overlay District:
 An asterisk (*) indicates that the use requires approval of a Conditional Use Permit (CUP) if located in the TERRA Overlay District.

Zoning Parcels: REZONED 2010 - LC to allow contractors uses

COMMENTS

REZONED 2010
- LC to allow contractors uses

Overlay

DISTRICT

BASE_ZONE

ORDINANCE_NO

CONDITIONAL_USE

PLANNED_DEVELOPMENT

ORDINANCE2

ORDINANCE3

ZONING HISTORY

[Zoom to](#)

LIGHT COMMERCIAL
LC 4095

...

12K - 6,001

19K - 12,001

zoning

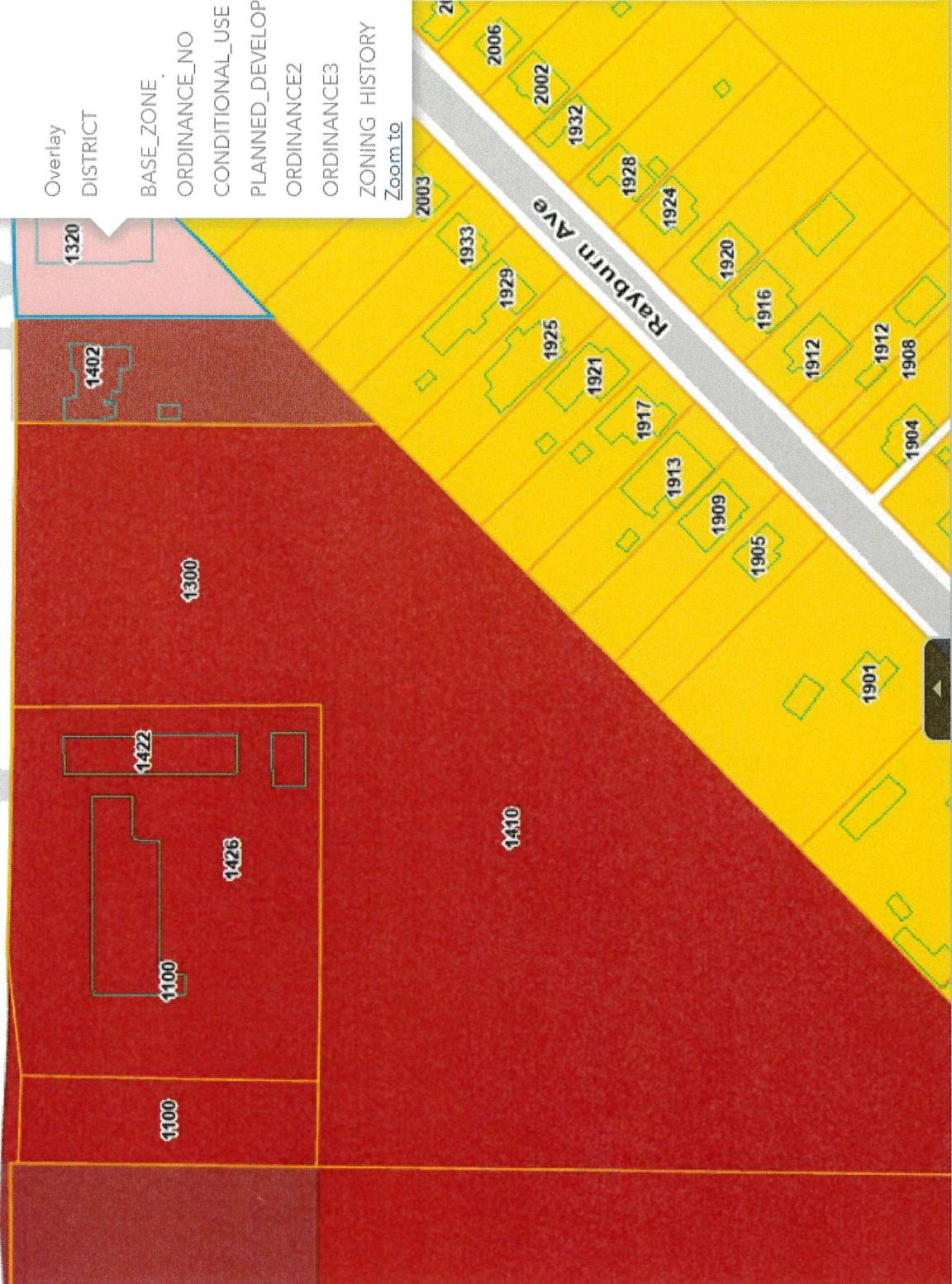
Annexation History

Zoning Overlays

Zoning Parcels

Future Land Use Parcels

Miscellaneous, ETC



In the Mesquite Zoning Ordinance (MZO), **Section 3-600** governs the "**Outdoor Sales, Display, and Storage Regulations**". It sets the legal requirements that commercial, industrial, or trade business owners must follow to store materials, merchandise, or heavy equipment outside on their property.

If you are developing a commercial site plan or running a business in Mesquite, Texas, this section dictating your outdoor storage parameters includes several critical components:

Key Requirements of Section 3-600

- **Mandatory Screening:** Outdoor storage must generally be screened from public view. Depending on the exact sub-use or zoning district, this typically requires a solid, sight-obscuring fence or an eight-foot masonry wall. Wood or chain-link screening is strictly prohibited for certain heavy-use storage.
- **Location Constraints:** Materials and equipment must usually be contained behind the rear or side façade line of the principal building to prevent them from being visible from the main public street.
- **Site Plan Percentages:** When submitting a site plan application to the city, you must explicitly list the physical dimensions and the exact **percentage of the total site area** being utilized for outdoor storage to ensure it falls within permitted zoning allowances.
- **Vehicle & Heavy Equipment Regulations:** The overnight parking of heavy-load vehicles, unmounted trailers, or rental fleets is legally classified as "outdoor storage" under these guidelines and is restricted to designated zones.
- **Applicability across Trades:** Compliance with Section 3-600 is universally triggered for building contractors, heavy construction setups, plumbing/HVAC yards, electrical trade spaces, and automotive or equipment rental facilities.

If you are looking at a Schedule of Permitted Uses packet for a property, any blank marked with a note "**Requires compliance with 3-600 for outdoor storage**" means you cannot have an open, unprotected yard of materials without satisfying these masking, fencing, and location rules.