

*****Tenant and Tenant Representative is responsible for confirming the permitted uses with the
City of Denison Planning and Zoning*****

Use	Commercial Zoning Permitted/ Conditional
Accessory Building (Nonresidential)	P
Adult Day Care	P
Air Conditioning/ Refrigeration Shop	P
Airport, Heliport or Landing Field*	C
Alcoholic Beverage O!- Premises Retail (See section 28.60) Outlet*	P
Alcoholic Beverage Wholesale (No Retail Sales)	P
Ambulance Service (Private)	P
Amusement Devices/Arcade (Four (4) or More Devices)*	P
Amusement Services (Indoors)*	P
Amusement Services (Outdoors)*	C
Antenna (Commercial) See section 28.55.5	
Antenna (Non-Commercial)	P
Antique Shop*	P
Appliance Repair (Large)	P
Appliance Repair (Small)*	P
Armed Services Recruiting Center	P
Art Dealer/Gallery*	P
Art Supply Store	P
Artist Studio	P
Asphalt Paving Batching Plant*	
Assisted Living Facility*	P
Auto Accessory Installation*	P
Auto Auction	
Auto Body Repair/Paint Shop*	C
Auto Dealer (Classic and Performance—Indoor Showroom Only)	
Auto Dealer (New)*	C
Auto Dealer (Used)*	C
Auto Gasoline or Motor Fuel Service Station*	P
Auto Glass Repair/Tinting*	P
Auto Mu"er Shop	C
Auto Rental*	C
Auto Repair (Major)*	C
Auto Repair (Minor)*	C

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Auto Repair as an Associated w/Use to Retail Sales	P
Auto Supply Store for New and Rebuilt Parts*	P
Auto Tire Repair/Sales (Indoor)*	P
Auto Wrecker Service	P
Automatic Teller Machines (ATM's)	P
Automobile Driving School	P
Bakery (Retail)*	P
Bakery and Confectionery, Commercial*	P
Ballroom Dancing Facility*	P
Bank, Savings & Loan or Credit Union*	P
Bar	C
Barber Shop (Non-College)	P
Beauty Shop, (Non-College)	P
Beauty Shop, One Chair— One Operator	P
Bed and Breakfast Inn*	P
Bike Sales and/or Repair (No outside storage)	P
Billiard/Pool Facility (Three (3) or More Tables)	C
Bingo Facility	C
Boat Sales/Rental/Repair	C
Book Binding	P
Breeding laboratory animals	
Brew Pub/Micro-Brewery*	C
Brewery or Distillery*	C
Broadcast Station (with Tower)	C
Broadcast Towers (Commercial) See section 28.55.5	
Building Material Sales*	C
Bus or Passenger Railroad Station/Terminal*	P
Cabinet or Upholstery Shop (Manufacturing)	₁ C
Candy or Cake Shop	P
Car Wash (Self-Service)*	P
Cellular Communications Tower/CCT See section 28.55.5	
Cemetery and/or Mausoleum*	
Cemetery, Animal or Pet*	
Check Cashing Service	P
Child Day Care (Business)*	P
Church/Place of Worship*	P

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Cleaning and Dyeing Plant, Comm.*	P
Cleaning Plant, Carpet and Bags (w/special equip.)*	P
Cleaning, Small Plant or Shop*	P
College or University*	P
Commercial Printing	P
Communication Equipment (Installation and/or Repair— No outdoor sales or storage)	
Community Center (Municipal/Civic Center)*	P
Computer Sales	P
Concrete Batching Plant*	
Concrete Products Manufacturer	
Confectionery Store (Retail)	P
Consignment Shop (No Outside Storage)	P
Contractor's Office/Sales, No Outside Storage including Vehicles	C
Contractors Shop and Storage Yard (with outside storage)*	C
Convenience Store with Fuel Pumps*	P
Convenience Store without Fuel Pumps*	P
Convent, Monastery	P
Country Club (Private)*	P
Credit Agency	P
Dance Hall or Nightclub	C
Dance/Drama/Music Schools/Gymnastics (Performing Arts)	P
Data Center*	P
Day Camp*	
Department Store	P
Dinner Theatre	P
Distribution Center*	C
Drapery Shop/Blind Shop*	P
Driving Range	P
E-cigarette, Cigarette, Cigar and/or Tobacco Retail Shop*	C
Electrical Generating Plant	C
Electrical Substation*	P
Electrical Transmission Line	P
Electronic Assembly	

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Emergency Care Clinic	P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair	
Exhibition Areas, Fair Grounds*	C
Exhibition Hall	P
Exploration and Extraction of Hydrocarbons	
Exterminator Service (No outdoor sales or storage)	P
Family Home*	
Feed and Grain Store*	P
Financial Services (Advice/Invest)	P
Fire Station	P
Florist Shop*	P
Food Catering, Take Out Service, or Small Food Product Preparation	P
Food Processing*	
Food Truck Park*	C
Franchised Private Utility (not listed)*	
Fraternal Organization, Sorority, Lodge, Civic Club*	P
Full-Service Car Wash (Detail Shop)*	P
Funeral Home*	P
Furniture and Major Appliance, Repair/Used*	P
Furniture Manufacture	
Furniture Sales (Indoor)*	P
Furniture Sales (Outdoor)	
Garden Shop (Inside Storage)*	P
Garment Construction Facility	C
Gas Transmission Line (Regulating Station)	P
Golf Course (Miniature)	P
Golf Course (Public/Private)*	P
Governmental Building (Municipal, State or Federal)	P
Gravestone/Tombstone Sales (no outdoor display/showroom only)	P
Gravestone/Tombstone Sales (outdoor display)	
Grocery Store*	P
Group Day Care Home*	C
Gun Range, Indoor	
Hall, Reception/Banquet/ Meeting	C

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Hardware Store (No Outdoor Storage)*	P
Health Club (Fitness Center)	P
Heating and Air-Conditioning Sales/Services	P
Home Improvement Center	P
Hospice	P
Hospital (Acute Care)*	P
Hotels, Extended Stay (Residence Hotels)	P
Hotel/Motel*	P
Household Care Facility*	P
Impound Lots	
Kiosk (Providing a Service)*	P
Laboratory Equipment Manufacturing*	
Laundry, Self-Service*	P
Laundry Plant*	
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Lawnmower Sales and/or Repair/Small Engines*	P
Library (Public)	P
Limousine/Taxi Service	
Livestock—Wholesale	
Locksmith	P
Machine Shop	C
Machinery (heavy), sales and storage*	
Mailing Service (Private)	P
Maintenance and Repair Service for Buildings	P
Major Appliance Sales (Indoor)	P
Manufactured Home, Display sales*	C
Manufacturing or Assembly Processes other than Those Listed Elsewhere	
Manufacturing, any industrial or storage process not prohibited by law*	
Manufacturing, Light, Processes	
Market (Public) Farmers	P
Martial Arts School	P
Massage Establishment*	P
Meat Packing Under State/Federal Regulations	
Milk Depot and Dairy or Ice Cream Plant	
Mobile Food Unit*	P
Motor Freight Co.*	C
Motorcycle ATV Dealer (New)*	C
Motorcycle Dealer (Used)*	C

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Museum	P
Newspaper Printing	P
Nursing/Convalescent or Skilled Home*	P
Office, Administrative, Medical, or Professional	P
Office Showroom*	P
Offices, Temporary Field* (Authorized by the Chief Building Official)	
Paint Shop*	C
Park and/or Playground	P
Parking, Commercial Lot	P
Parking, Truck Lot	C
Pawn Shop*	P
Personal Fitness Facility*	P
Personal Service	P
Personal Watercraft Sales (New)	C
Personal Watercraft Sales (Used)	C
Pet Shop/Supplies/ Grooming*	P
Petroleum Distribution/Storage	
Pharmacy	P
Philanthropic organization	P
Phone Exchange/Switching Station	P
Photo Studio	P
Photocopying/ Duplicating	P
Plant Nursery (Retail Sales)*	P
Plumbing Shop	P
Police Station	P
Portable Building Sales/Display*	P
Post Office (Governmental)	P
Private Club	C
Private Recreation Facility (Private Park)*	P
Propane Sales (Retail)*	P
Public Garage/Parking Structure	P
Quick Lube/Oil Change/Minor Inspection	P
Racing, Commercial Drag Strip	
Railroad Team Track, Freight Depot, Docks	
Railroad Track and Right-of- Way	P
Recycling Centers or Facilities*	
Recycling Kiosk	P
Recycling, Glass and Aluminum*	
Rehabilitation Care Facility*	P

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Research Lab (Non- Hazardous)*	
Restaurant (Drive-In)	C
Restaurant (With Drive-Thru)*	P
Restaurant (Without Drive- Thru)*	P
Retail Shops and Stores*	P
Riding School	P
Riding School, Enclosed	P
Rodeo grounds	
Sand/Gravel/Caliche/	
Sand/Gravel/Stone Extraction*	
School, Driving/Defensive Driving	P
School, K through 12 (Private)	C
School, K through 12 (Public)	P
School, Kindergarten*	P
School, Vocational (Business/Comm. Trade)*	P
Scientific Research Laboratory*	p
Security Monitoring Company (No Outside Storage)	P
Security Quarters as Associated with a Business (Live-In)	C
Security Systems Installation Company	P
Sewage Pumping Station	P
Sexually Oriented Business See section 29 of the City Code of Ordinances	
Shoe Repair	P
Shopping Center*	
Sign Manufacturing	C
Smelter or Foundry	
Stadium (Private)*	C
Stadium (Public)*	C
Stained Glass Construction/Display and Sales	P
Stone/Clay/Glass	
Studio for Radio or Television (without tower)*	P
Studio Tattoo or Body	P
Studio/Video, Media and Audio Recording*	P
Swimming Pool (Private/For Profit)*	P
Swimming Pool (Public/Community/ Accessory Use)*	P
Tobacco Bar*	C

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Tailor Shop	P
Taxidermist	p
Telemarketing Agency*	p
Temporary Outdoor Retail Sales/Commercial Promotion	p
Tennis Court (Private/For	p
Tennis Court (Public/Community/Accessory Use)	P
Theater*	P
Theater (Non-Motion Picture)*	P
Tire Re-treading & Capping	C
Tire Sales (No Outdoor Storage)	P
Tire Sales (Outdoor Storage)*	
Tool Rental (Indoor Storage)*	P
Tool Rental (Outdoor Storage)*	C
Trade Center*	
Trailer, Rental or RV Sales*	C
Transfer Station (Refuse/Pickup)	
Travel Agency	P
Travel Center	P
Travel Trailers/R.V's (Short- Term Stays) R.V. Park*	
Truck and Trailer, Rental and Sales*	P
Truck Stop*	
Used Merchandise (Large)	P
Used Merchandise (Small)	P
Utility Distribution Line/Transmission*	P
Utility Shops and Storage Area	C
Veterinarian (Indoor Kennels or Pens only)*	P
Warehouse (Mini)/Self- Storage*	C
Warehouse, storage	
Warehouse/O#ce*	C
Wastewater Treatment Plant (Public)	C
Water Reservoir, Pumping Station	P
Water Supply Facility (Elevated Water Storage)	C
Water Supply Facility (Private)	C
Water Treatment Plant (Public)	C
Welding Shop	P
Wholesale Bottling Works	P
Wholesale o#ce, sampling room	P
Window and Door Frame Manufacturing	C

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Woodworking Shop (Ornamental)	P
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