

Article 5 Permitted Uses

§ 5.1. Use of Land and Structures.

5.1.1 USES PERMITTED BY DISTRICT. Land and structures in each of the zoning districts may be used for any of the uses indicated in the City of Joshua use tables in each district. No land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted, which is arranged or designed or used for other than those uses as specified herein.

P Permitted Use

C Conditional Use Permit

 Not Permitted

(Ordinance 782-2020 adopted 6/18/20; Ordinance 819-2021 adopted 8/19/21)

§ 5.2. Permitted Use Table.

For uses not listed within the Table of Permitted Uses, the City administration will review the use to determine if there is a similar use to what is being proposed. If there is no similar use to what is being proposed, the applicant may request that the use be added to the Table of Permitted Uses. The City administration will recommend to the Planning and Zoning Commission, the appropriate district(s) that the proposed use should be allowed in. The City Council, upon recommendation by the Planning and Zoning Commission shall have final authority on determining the use and its location. Definitions are found in Article 11.

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Agriculture	Ranching, propagation and cultivation of crops and similar agricultural uses of vacant land where utilities or City services are not readily available. May ultimately be rezoned in accordance with the Comprehensive Plan.											
Bulk grain and/or feed storage	P									P	1 space: 1,000 sf	9
Commercial animal enterprise	P										1 space: 5 stalls	9
Commercial animal enterprise on less than 10 acres	C										1 space: 5 stalls	9
Farm (garden, crops)	P								P	P	Not Applicable	9
Farm products, food wholesale	P									P	1 space: 1,000 sf	
Feed & grain store/farm supply store	C							C	P	P	1 space: 500 sf	
Feedlot, cattle, swine, or poultry (CAFO)	C									C	1 space: 5,000 sf of land	9
Flour and other grain mills										P	1 space: 1,000 sf	
Greenhouse (non-retail/hobby)	P	P	P	P	P	P	P				Not Applicable	
Greenhouse, plant farm nursery - wholesale	C								P	P	1 space: 1,000 sf of sales area	
Horse racing and/or training	P									C	1 space: 5 stalls or 4 seats in stands	9
Horse - riding academy, rental	P							C	C	P	1 space: 5 stalls	9
Livestock and large animal clinic/veterinarian	C								C	C	1 space: 5 stalls	9
Livestock - wholesale	C										1 space: 5 stalls or 4 seats in stands	9
Livestock sales/auction	C										1 space: 5 stalls or 4 seats in stands	9
Orchard, vineyard	P	C	C	C	C	C	C				Not Applicable	
Poultry hatchery	C									C	Not Applicable	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Ranch, livestock	P								P	P	Not Applicable	9
Rodeo or fair ground	C								C	C	1 space: 1,000 sf of land area	
Stable/barn-private accessory use on 2+ acres	P	P						P	P	P	Not Applicable	9
Stable/barn-main use on 10+ acres	C							C	C	P	1 space: 5 stalls	9
Stable/barn/agriculture bldg. As temporary main use on 10+ acres w/limited utilities to be removed upon development of area	P	P									1 space: 5 stalls	9
Stable/barn/agriculture bldg. As temporary main use on less than 10 acres w/limited utilities to be removed upon development	P	C									1 space: 5 stalls	9
Stables, commercial, principal use	C							C	C	P	1 space: 5 stalls	9
Winery (as the main use)	P								C	P	1:3 employees	
Residential	Includes structures, houses and buildings occupied for dwelling uses and those uses normally related to and/or accessory to the provision of housing.											
Accessory to residential use buildings less than 200 square feet or a two car garage	P	P	P	P	P	P	P				Not Applicable	
Accessory to residential use buildings 201-400 square feet, one story	P	C	C	P	P	P	P				Not Applicable	
Accessory to residential use building/structure (all others)	P	C	C	C	C	C	C				Not Applicable	
Accessory dwelling	P	C	C								1 additional spaces: bedroom	Section 5.6
Accessory/garage dwelling	P	C	C								1 additional spaces: bedroom	Section 5.6
Bed and breakfast inn	P	C						P	P		2 spaces: dwelling plus 1 per guest	23
Boarding/rooming house	C				C	C					2 spaces: dwelling plus 1 per guest	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Caretaker's/security guard residence (non-rental)	P	C	C	C				C	C	P	1 space: caretaker/guard	
Dwelling - one family attached				P	P	P					2 spaces: dwelling	
Dwelling - one family detached	P	P	P	P	P	P					2 spaces: dwelling	
Dwelling - two-family, duplex or duplex townhome				P	P	P					2 spaces: dwelling	
Dwelling - three-family, triplex or triplex townhome					P	P					2 spaces: dwelling	
Dwelling - four-family (quadraplex) (defined under multiple-family dwelling)					P	P					2 spaces: dwelling	
Dwelling - multiple-family					P	P					See Article 7	
Dwelling - hud code-manufactured home							P				2 spaces: dwelling	See Section 6.12
Dwelling - hud code-manufactured home subdivision							P				2 spaces: dwelling	See Section 6.12
Dwelling - mobile home											Not Applicable	
Dwelling - industrialized home	P	P	P	P	P		P				2 spaces: dwelling	
Dwelling - zero-lot line/patio home entire block face				P	P						2 spaces: dwelling	
Garage conversion to additional living space (not dwelling units) w/replacement garage	P	P	P	P							Not Applicable	
Garage or Yard sale as accessory to residential use max 2 times per year	P	P	P	P	P	P	P				Not Applicable	
Garage or yard sale more than 2 times per year or on non-residential property											Not Applicable	
Group home w/4 or less residents living as one housekeeping unit	P	P	P	P	P		P				2 spaces: dwelling plus 1 per employee	
Group care facility w/5+ residents living as one housekeeping unit	C	C	C	C	P		C				3 spaces: dwelling plus 1 per employee	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Home - drug/alcohol care w/4 or less living as one housekeeping unit	C			C	C	C					3 spaces: dwelling plus 1 per employee	
Home - psychiatric care w/4 or less residents living as one housekeeping unit	C			C	C	C					3 spaces: dwelling plus 1 per employee	
Home occupation	P	P	P	P	P	P		P	P	P	Not Applicable	Section 5.8
Live-work residence (building owner occupied and non-rental)	P				P			C	C	P	2 spaces or accessible public parking	
Loft apartment(s) above a business, less than four.								C	C	C	2 spaces/unit or accessible public parking	
Loft apartment(s) above a business, more than four.								C	C	C	See Article 7	
Registered family home w/6 or less full time children (child care in place of residence)	P	P	P	P	P	P	P	P	P		1 space: 10 children plus 1 space: teacher	
Recreational vehicle visiting for less than 48 hours, no more than 3 times per year connected to water and electricity only	P	P	P	P	P	P	P				Not Applicable	
Recreational vehicle used for caretaker, guard or watchman and connected to utilities	C									C	2 spaces	
Short term rental, leasing or subleasing of single family dwelling units for less than 30 days	C	C	C	P	P	P					2 spaces	
Office	Uses more of an office nature generally without retail sales. These uses tend to be more compatible with adjacent residential areas as well as central business districts.											
Clinic, emergency care								P	P	P	1 space: 150 sf	
Clinic, medical, counseling and/or dental offices								P	P	P	1 space: 200 sf	
Credit agency								P	P	P	1 space: 300 sf	
Bank-automated teller machine (atm) - drive through								P	P	P	Not Applicable	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Bank, savings and loan, or credit union (no motor bank services)								P	P	P	1 space: 300 sf	
Bank, savings and loan, or credit union (with motor bank services)								P	P	P	1 space: 300 sf	
Office, professional and general business								P	P	P	1 space: 300 sf	
Office showroom/warehouse								C	C	P	1 space: 300 sf	
Security monitoring company (no outside storage)								P	P	P	1 space: 300 sf	
Telemarketing agency								C	C	P	See Article 7	
Travel agency								P	P	P	1 space: 200 sf	
Personal & Business Services	Uses generally more of a service nature to either other businesses or individuals. They are not primarily retail sales and would not be considered the heavier classification of commercial use											
Accessory building/structure (business or industry)								P	P	P	1 space: 300 sf	Sec 5.5.2 Greater than 2 structures requires CUP
Ambulance service, ems								P	P	P	1 space: 500 sf	
Automobile driving school (including defensive driving)								P	P	P	Greater of 1 space/ classroom seat or 1 space/200 sf	
Barber/beauty shop (no related school/college)								P	P	P		
Bail bonds								C	C	C	1 space: 300 sf	
Check cashing service, payday lender, car title loans								C	C	C	1 space: 150 sf	
Copy, photocopy, duplicating shop								P	P	P	1 space: 200 sf	
Dance hall/dancing facility								C	C		1 space: 100 sf	
Dance/drama/music schools (performing arts)								P	P	P	1 space: 100 sf	
Funeral home, mortuary, crematory								C	C	P	See Article 7	
Martial arts								P	P	P	1 space: 300 sf	
Health club (indoor)								P	P	P	1 space: 300 sf	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Health club (outdoor)								P	P	P	1 space: 300 sf	
Head shop										C	1 space: 200 sf	
Hotel/motel (less than 30 day occupancy)								P	P	P	See Article 7	
Hotel/motel - Extended stay more than 30 days with kitchen in each room								C	C	P	See Article 7	
Hotel/motel - Extended stay more than 30 days without kitchen in each room								C	C	C	See Article 7	
Kiosk (providing an allowed use)								P	C	C	1 space: 200 sf	30
Laundromat/washateria/self-service								P	P	P	1 space: 200 sf	
Laundry/dry cleaning (retail only - drop off/pick up)								P	P	P	1 space: 200 sf	
Locksmith								P	P	P	1 space: 500 sf	
Mailing service (private)								P	P	P	1 space: 200 sf	
Pet/animal kennels, boarding, breeding - see agriculture - commercial animal enterprise												
Pet and animal grooming shop (no outside kennels)								P	P	P	1 space: 200 sf	
Pharmacy/drug store (retail only)								P	P	P	1 space: 200 sf	
Photography studio								P	P	P	1 space: 200 sf	
Rehabilitation care facility (halfway house)	C	C	C	C	C	C	C	C	C	P	Greater of 1 space: 3 beds or 1.5/dwelling	
Rehabilitation care institution (business)	C	C	C	C	C	C		C	P	P	Greater of 1 space: 3 beds or 1.5 spaces: dwelling	
Sexually oriented business	See Article 4.07 Sexually Oriented Businesses										1 space: 100 sf	
Shoe/boot repair shop (retail)								P	P	P	1 space: 200 sf	
Smoke shop/tobacco shop/vape/e-cigarettes									C		1 space: 200 sf	27
Tailor, seamstress or dressmaker (retail only)								P	P	P	1 space: 200 sf	
Tattoo or body piercing studio, primary use								C	C	C	1 space: 200 sf	33

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Taxidermist								C	C	P	1 space: 500 sf	
Veterinarian clinic-indoor kennels								C	P	P	1 space: 500 sf	
Veterinarian clinic-outdoor kennels or pens (livestock or large animal clinic - see agriculture)									C	C	1 space: 500 sf	9
Wedding chapel								P	P	P	1 space: 4 seats	
Retail	Generally, the sale of goods and services from individuals or businesses to the end-user, whereby sales taxes are normally paid. A retailer purchases goods or products in large quantities from manufacturers directly or through a wholesale, and then sells smaller quantities to the consumer for a profit.											
Accessory outside display against or w/in 15 ft. of building unless otherwise specified								P	P		Not Applicable	
Other accessory outside display not on ROW or in required parking - less than 36 sq. ft. In area								P	P		Not Applicable	
All other accessory outside display including occupancy of required parking								C	C		Not Applicable	
Antique shop (no outside sales or storage)								P	P	P	1 space: 300 sf	
Antique shop (with outside sales or storage)								C	C	P	1 space: 300 sf	
Apparel shop								P	P		1 space: 200 sf	
Art gallery/museum/dealer								P	P		1 space: 500 sf	
Artist studio								P	P	P	1 space: 500 sf	
Bakery - retail (eating establishment, no drive-thru)								P	P		1 space: 200 sf	
Bakery - retail (with drive-thru)								P	P		1 space: 200 sf	
Bakery (wholesale)								P	P		1 space: 500 sf	
Book/stationery shop (retail only)								P	P	P	1 space: 200 sf	
Building material sales/lumber yard									C	P	1 space: 1,000 sf	
Catering service								P	P	P	1 space: 500 sf	
Consignment shop								P	P		1 space: 300 sf	31
Convenience store (with or without gasoline sales - no auto repair)								P	P	P	See Article 7	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Drinking establishment licensed as a private club								P	P	P	Whichever is greater: 1 space: 100 sf; or 1:3 seats based on max seating	
Drinking establishment w/less than 50% food sales												
Eating establishment/restaurant (with drive-in or thru service)								P	P	P	Whichever is greater: 1 space: 100 sf; or 1:3 seats based on max seating capacity, 12 spaces minimum	
Eating establishment/restaurant (with no drive-thru service)								P	P	P	Whichever is greater: 1 space: 100 sf; or 1:3 seats based on max seating	
Eating establishment/restaurant/kiosk (with drive-thru service)								P	P	P		30
Eating establishment with micro-brewery (onsite mfg. and sales) w/more than 50% food sales								C	C	C		
Beer/wine sales (off-premises consumption)								P	P	P	1 space: 200 sf	
Food truck (non-special event)								C	C	C	To be determined	Section 5.7
Food truck court (more than 1)								C	C	C	To be determined	Section 5.7
Electronic goods (retail only)								P	P	P	1 space: 200 sf	
Florist shop (retail only)								P	P	P	1 space: 200 sf	
Furniture and appliance store (retail only)								P	P	P	1 space: 500 sf	
Furniture store (new, used)								C	C	P	1 space: 200 sf	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
General retail/merchandise/department stores (no outside storage)								P	P	P	1:200 sf	
Gift or card shop (retail only)								P	P	P	1 space: 200 sf	
Grocery or food store								C	P	P	1 space: 500 sf	
Hardware store (no outside storage - see home improvement center)								P	P	P	1 space: 400 sf	
Hobby, handcraft and/or crafts store (retail only)								P	P	P	1 space: 200 sf	
Home improvement center w/hardware, building materials, outside storage (see accessory storage)								P	P	P	1 space: 400 sf plus 1 space: 1,000 sf of warehouse area	
Itinerant vendor exempted by city, State of Texas and/or United States of America								C	C		4 spaces	
Itinerant vendor selling agricultural products grown or produced in Johnson County and not on ROW	P										4 spaces/ vendor	
Jewelry store								P	P	P	1 space: 200 sf	
Market, farmer's, produce (primarily retail)								C	C	C	1 space: 200 sf	
Market - open air, flea									C	C	1 space: 200 sf	
Meat and fish market (retail only)								P	P	P	1 space: 200 sf	
Motion picture studios - commercial								P	P	P	1 space: 300 sf	
Musical instruments, piano sales								P	P	P	1 space: 200 sf	
Nursery or Greenhouse, retail								P	P	P	1 space: 1,000 sf of sales area	
Plant or garden center (inside storage)								P	P	P	1 space: 200 sf	
Pet and bird shops (retail only)								P	P	P	1 space: 200 sf	
Trophy engraving								P	P		1 space: 300 sf	
Used merchandise								P	C	P	1 space: 200 sf	
Vacuum cleaner sales and repair								P	P	P	1 space: 200 sf	
Video rental/sales								P	P	P	1 space: 200 sf	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Transportation & Auto Services	The sale of vehicles, goods and services related to transportation. Vehicles also means trucks, boats, motorcycles, bicycles, airplanes & heavy equipment. Goods includes vehicle parts and accessories.Services includes repairs, maintenance, storage & actual modes of transportation such as taxis and limousines											
Airport or landing field										P	1 space: 500 sf	
All-terrain vehicle (go-carts) dealer/sales								P	P	P	1 space: 300 sf	28, 29
Auto accessories (retail sales and indoor installation only)								P	P	P	1:200 sf	28, 29
Auto body repair/painting									C	P	1:200 sf	11, 12, 32
Auto dealer (new - auto servicing and used auto sales as accessory uses only, w/outdoor sales)									C	C	See Article 7	28, 29
Auto dealer/sales, primarily used auto sales w/outdoor sales									C	P	See Article 7	28, 29
Auto sales/more than 1 used vehicle per premise, not an auto dealer, regardless of vehicle ownership									C	P	See Article 7	11, 29
Auto glass repair/tinting								C	P	P	1:200 sf	11, 32
Auto impound/inoperable vehicle holding yard (public/private)										P	1 space: 1,000 sf	32
Auto interior shop/upholstery								C	P	P	1:200 sf	11,12, 32
Auto muffler shop								C	P	P	1:200 sf	11,12, 32
Auto painting shop									C	P	1:200 sf	11,12, 13, 32
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repairs)								C	P	P	1 space: 200 sf	29
Auto parts sales (new or rebuilt; with outside storage or display, minor repairs)								C	C	P	1 space: 200 sf	11,12, 32
Auto parts sales, primarily used										P	1 space: 200 sf	29
Auto/motor vehicle rental								C	C	P	1:200 sf	11, 12
Auto/motor vehicle rental (office only)								P	P	P	1:200 sf	11, 12
Auto rebuilder-motors, transmissions, alternators, etc.									C	P	1:200 sf	11, 12
Auto repair, painting (major)								C	C	P	1:200 sf	11, 12
Auto repair (minor)								C	P	P	1:200 sf	11, 12

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Auto salvage and wrecking yard										C	4 spaces + 1 per employee	12
Auto service station w/accessory fuel sales, wrecker services (no wrecked vehicle storage)								C	P	P	1:200 sf	11
Auto storage or auto auction, wholesale auto sales									C	P	1 space: 1,000 sf	11, 12, 29
Auto wrecker service - primary use									C	P	1:200 sf	11, 12
Automobile wash (full service/detail shop)								C	P	P	3 spaces; washing capacity of module	32
Automobile wash (self-service)								C	P	P	3 spaces; washing capacity of module	32
Bike sales and/or repair								P	P	P	1 space: 500 sf	
Boats and personal watercraft sales (new/indoor repair)								P	P	P	See Article 7	11, 12
Boat, watercraft repair								C	P	P	See Article 7	11, 12
Boat, watercraft outside storage								C	C	P	See Article 7	11, 12
Gasoline/fueling station								P	P	P	See Article 7	11,12
Helipad, helistop, heliport								C	C	C	3 spaces	
Motor freight transportation, storage, depot or terminal									C	P	See Article 7	
Motorcycle sales/dealer								C	P	P	See Article 7	11,12, 28
Motorcycle repairs as primary use								C	C	P	See Article 7	11,12
Quick lube/oil change/minor inspection								C	P	P	1 space: 200 sf	11,12, 32
Parking lot or garage as accessory use, for passenger cars and trucks of less than one (1) ton capacity	C				C			P	P	P	Not applicable	11
Parking lot or garage as primary use for passenger cars and trucks of less than one (1) ton capacity	C				C			P	P	P	Not Applicable	11

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Recreational vehicle (rv) display or sales (new or used)									C	P	1 space: 1,000 sf	29
Recreation vehicle occupied for any business or office use and/or connected to water or electricity	Unless authorized elsewhere herein, not allowed.											
Recreational vehicle repairs									C	P	1 space: 1,000 sf	32
Recreational vehicle (rv) storage - more than one, not occupied and/or not connected to water or electricity and not placed in a front setback									C	C	Not Applicable	11,12
Recreational vehicle (rv) storage - no more than one, not occupied connected to water or electricity and not placed in a front setback									C	C	Not Applicable	11,12
Railroad team tracks, unloading docks, storage tracks, and spurs									C	P	Not Applicable	
Railroad yards - round house or shop									C	P	1 space: 1,000 sf	
State vehicle inspection								P	P	P	1:200 sf	11,12
Taxi/limousine service								C	P	P	1 space: 1.5 automobiles in service	
Tire sales (indoors w/only outside storage or display w/in 5 ft. of building and/or one rack of display not on row, less than 36 sq. ft. of area)								C	P	P	1 space: 1,000 sf	32
Tire sales (with outside storage and display not on ROW)									C	P	1 space: 1,000 sf	32
Transfer station (refuse/pick-up)	C								C	C	1 space: 500 sf	
Transit or passenger terminal								C	P	P	See Article 7	22
Truck/bus parking, storage, leasing									C	P	1 space: 1,000 sf	11, 12, 22
Truck repairs									C	P	1 space: 1,000 sf	11,12, 32

§ 5.2

§ 5.2

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Truck sales and services (heavy trucks)									C	P	1 space: 1,000 sf	11,12, 28
Truck stop									P	P	1 space: 1,000 sf	
Truck terminal									P	P	See Article 7	11,12
Truck wash									C	C	3 spaces; washing capacity of module	32
Art & Recreation	Includes uses and activities often done for play, enjoyment and pleasure whether outdoors or indoors.											
Amusement, commercial (indoor)								C	P	P	1 space: 100 sf	
Amusement/recreation, commercial (outdoor)	C							C	C	C	10 spaces plus 1 space: 500 sf over 5,000 sf of building and recreation area	15
Amusement, commercial - temporary, (e.g., carnival, haunted house) {note: allowed only by special event permit for up to 10 days}							C	C	C	P	Determined by P&Z	6
Amusement devices/arcade (four or more devices, indoors only)								C	C	P	1 space: game table plus 1 space: amusement device	
Billiard/pool facility (three or more tables)								C	C	C	1 space: 200 sf	
Billiard/pool facility (one or two as an accessory to a permitted use)								C	P	P	1 space: 200 sf	
Bingo, domino parlor or similar commercial facility								C	C	P	1 space: 200 sf	
Bowling alley (air-conditioned and sound proofed)								P	P	P	4 spaces: lane	
Golf driving range	C							C	P	P	See Article 7	
Archery, paintball, gun ranges indoor	C							C	C	P	2 spaces: lane	
Archery, paintball, gun ranges outdoor	C										Determined by P&Z	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Golf course (private)	C	C	C	C	C	C		C	C	C	6 spaces per hole	
Golf course (publicly owned)	P	P	P	P	P	P	P	P	P	P	6 spaces per hole	
Playfield or stadium (private)								C	P	P	1 space: 3 seats	
Recreational vehicle park/campground	C								C	P	1.5 spaces: RV pad	
Skating rink								P	P	P	1 space: 200 sf, plus 1 space: 3 seats based on max capacity	
Swimming pool, private (use by membership)	P	P	P	P	P	P	P	P	P	P	1 space for each 100 sf of gross water surface and deck area	21
Swimming pool, commercial								P	P	P	See Article 7	21
Tennis court (private/not lighted)	P	P	P	P	P		P	P	P	P	2 spaces: court	
Tennis court (private/lighted)	P	C	C	C	C	C	C	P	P	P	2 spaces: court	
Tennis court (public/government ownership including lighted)	P	P	P	P	P	P	P	P	P	P	2 spaces: court	
Theater, live or performing arts or dinner theater								P	P	P	1:3 seats or bench seating spaces	
Theater, drive-in movie									C	C	1 space: speaker	
Theater, motion picture (indoors)								P	P	P	See Article 7	
Institutional/Governmental	Generally public and quasi-public land uses including utility, educational, religious, recreational, cultural, medical, governmental, and other uses that are strongly vested with public or social importance.											
Adult day care	C	C	C	P	P		P	P	P	P	See Article 7	
Antenna (commercial)	C in all districts - See Article 12, Appendix											14
Antenna (non commercial)												
Armed services recruiting center								P	P		1 space: 300 sf	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Assembly hall (private) and event centers	C	C	C	C	C		C	P	P		1 space: 300 sf	
Assisted living facility (continuing care retirement community)				C	C			P	P		1.5 spaces: dwelling unit plus any additional spaces for accessory uses	
Auction house - no auto, livestock								C	P		1 space: 100 sf	
Cemetery and/or mausoleum	C	C	C	C	C		C	C	C		1 space: 5,000 sf of land	
Child day care center (business)					C			P	P		1 space: 3 children	18
Church/temple/place of worship meeting rluipa stds.	P	P	P	P	P		P	P	P		1 space: 4 seats in main sanctuary	
Civic center (municipal)	P	P	P	P	P		P	P	P		10 spaces plus 1:300 sf above 2,000	
Civic club, halls and lodges								P	P		See Article 7	
Community center (public)	C	C	C	C	C		C	P	P		See Article 7	
Country club (private)	C	C	C	C	C			C	C		10 spaces plus 1:300 sf above 2,000	
Electric power/generating plant									C		1 space: 1,000 sf	
Electrical substation	C	C	C	C	C		C	C	C		1 space: 1,000 sf	
Electrical substation - public utility	P	C	C	C	C		C	P	P		1 space: 1,000 sf	
Exhibition hall								C	P	P	1 space: 100 sf	
Fraternal organization								P	P	P	10 spaces plus 1:300 sf above 2,000	
Fraternity or sorority house				C	C			C	C		2 spaces: bedroom	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Governmental building or use (county, state or federal)	C	C	C	C	C		C	P	P	P	1:300 sf	
Hospital								P	P	P	1 space: bed	
Institution for alcoholic, narcotic, or psychiatric patients								C	C	P	1 space: 200 sf	
Institution of religious, educational or philanthropic nature but not meeting church, temple, place of worship definition	C	C	C	C	C		C	P	P	P	1 space: 200 sf	
Library	C	C	C	C	P		C	P	P	P	1 space: 200 sf	
Municipal facility or use	P	P	P	P	P		P	P	P	P	1:300 sf	
Museum								P	P	P	See Article 7	
Orphanage	C	C	C	P	P		P	C	C	P	1 space: 3 children	
Parole-probation office								C	C	C	1 space: 300 sf	
Park and/or playground (private)	P	C	C	C	P		P	P	P	P	Determined by P&Z	
Park and/or playground (public, municipal)	P	P	P	P	P		P	P	P	P	Determined by P&Z	
Penal, correctional institution, jail	C									C	Determined by P&Z	
Post office (governmental)	P	P	P	P	P		P	P	P	P	10 spaces, plus 1:200 sf	
Public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)								P	P	P	1 space: 4 seats	
Public utility including water/wastewater lines and other appurtenances	P	P	P	P	P		P	P	P	P	1:300 sf	
Public utility water treatment plant and/or storage facilities	C	C	C	C	P		C	P	P	P	1 space: 1,000 sf	
Public utility wastewater treatment plant	C										1 space: 1,000 sf	
Rectory/parsonage	P	P	P	P	P		P	P	P	P	5 spaces, plus 1:bedroom	
Retirement housing for the elderly	See "Assisted Living Facility"											

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Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Sanitary landfill (private)										C	1 space: 10 acres	
School - business (e.g., barber/beauty/cosmetology)								P	P	P	1 space: 3 students, based on design capacity	
School - college or university	C	C	C	C	C		C	P	P	P	10 spaces: classroom plus 2 spaces: office	
School - commercial trade (vocational)								P	P	P	1 space: student	
School - public (k-12)	P	P	P	P	P		P	P	P	P	See Article 7	
School - denominational (k-12)	P	C	C	P	P		P	P	P	P	See Article 7	
School - other than public or denominational					C			P	P	P	See Article 7	
Shelter/care facility					C			C	C	C	1 space: 3 beds; OR 1.5 spaces: dwelling	
Nursing, skilled, convalescent facility					C			C	P	P	See Sect. 12 See Article 7-5-4-h [section 7.3.R]	
Satellite dish, earth (private, less than 3' in diameter)	P in all districts, larger requires a C											
Studio for radio and/or television (no tower[s])								P	P	P	1 space: 200 sf	
Telephone exchange/switching station	C	C	C	C	C	C		P	P	P	1 space: 500 sf	
Tower with television or radio broadcast station	C in all districts - See Article 12 [Section 12.1] Appendix											14
Tower - broadcast (commercial)												
Tower - cellular communications/pcs >85 ft.												
Tower - radio, television and communications towers												
Wind turbine, small	P	P						P	P	P		25

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Wind turbine, large	P								C	P		26
Commercial & Wholesale Trade	Generally, the sale or distribution of goods or merchandise to other wholesalers, retailers; industrial, commercial, institutional, other professional business users or the sale of goods to anyone other than a standard consumer.											
Appliance repair (no outside storage)								P	P	P	1 space: 500 sf	
Book binding									C	P	1 space: 500 sf	
Carpenter, cabinet, woodworking shop								C	C	P	1 space: 500 sf	
Carpet and rug cleaning plant								C	C	P	1 space: 1,000 sf	
Cleaning plant (commercial laundry)								C	C	P	1 space: 1,000 sf	
Communication equipment sales/service (installation and/or repair - no outdoor sales or storage or towers/antennae)								P	P	P	1 space: 1,000 sf	
Construction contractor with storage yard									C	P	1 space: 1,000 sf of land	
Contractor's office/sales, no outside storage including vehicles									C	P	1 space: 1,000 sf of land	
Exterminator service/company (no outdoor sales or storage)									C	P	1 space: 300 sf	
Fix-it-shops - small engine, saw filing, mower sharpening, etc.									C	P	1 space: 500 sf	
Heating & air-conditioning sales/services									C	P	1 space: 1,000 sf	
Lawnmower repair and/or sales									C	P	1 space: 500 sf	
Lumber and building materials - used (storage and/or sales)									C	P	1 space: 5,000 sf of storage area	
Machine shop									C	P	1 space: 1,000 sf	
Maintenance & repair service for buildings/ janitorial									C	P	1 space: 500 sf	
Manufactured home display or sales (new or used)									C	C	1 space: 1,000 sf	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Mattress - making and renovating									C	P	1 space: 1,000 sf	
Milk depot - wholesale										P	1 space: 1,000 sf	
Mini-warehouse/self storage (non-occupied except for storage)								C	C	C	See Article 7	16
Moving and storage company									C	P	1 space: 1,000 sf	
Newspaper printing									C	P	1 space: 1,000 sf	
Outdoor sales as a primary use										P	1 space: 5,000 sf of land area	
Pawn shop										C	1 space: 200 sf	
Plumbing shop								C	P	P	1 space: 200 sf	
Portable building sales, with display on a paved surface or behind a screening fence									C	P	1 space: 1,000 sf	
Portable building sales as an accessory to a use allowed in a district on a paved surface								C	C	P	1 space: 1,000 sf	
Portable/chemical toilet renting, storage										C	1 space: 1,000 sf	
Printing equipment, supplies and repairs								C	P	P	1 space: 500 sf	
Propane sales filling (retail)								C	C	P	1 space: 200 sf	
Publishing and printing company								C	P	P	1 space: 500 sf	
Recycling and/or drop off kiosk, bin or reverse vending machine (main or accessory use)								C	C	C	4 spaces	30
Refinishing, restoring and painting (non-auto) shop								C	P	P	1 space: 500 sf	
Salvage (indoor and non-auto)										P	1 space: 1,000 sf	
Salvage storage yard (non-auto)										C	5 spaces: acre	
Scrap metal storage yard										C	5 spaces: acre	
Security systems installation company								C	P	P	1 space: 300 sf	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Sheet metal shop									C	P	1 space: 1,000 sf	
Sign - all types (defined within the referenced section)	See Article 3.06 of the City of Joshua Code of Ordinances											
Sign shop (small scale, such as a storefront; retail sign and banner making sale only; no outside storage)									P	P	1 space: 300 sf	
Stone monuments and gravestones - engraving and retail sales only									C	P	1 space: 500 sf	
Taxi cab storage and repair									C	P	1 space: 500 sf	
Tool and machinery rental (indoor storage only)									P	P	1 space: 200 sf	
Tool and machinery rental (with outdoor storage)									C	P	1 space: 200 sf	
Upholstery shop (non-auto)									P	P	1 space: 200 sf	
Warehouse (storage or wholesale warehouse)									C	P	1 space: 1,000 sf	
Welding shop									C	P	1 space: 1,000 sf	
Wholesale trade - durable and nondurable goods not otherwise listed									C	P	1 space: 500 sf	
Wood working shops									C	P	1 space: 1,000 sf	
Wrecking materials yard										C	1 space: 1,000 sf	
Light Assembly/ Manufacturing/ Industrial	Includes the on-site storage, manufacture, assembly or processing of products and goods not otherwise classified as agricultural or extractive. Generally excludes those manufacturing and industrial processes considered "heavy" especially the processing of raw materials or chemicals or with environmental and adjacency issues.											
Any light assembly, manufacture or industrial process not listed and not prohibited by law										P	1 space: 1,000 sf	
Alcoholic beverage manufacture-distillation of liquors, spirits, etc. (brewery)										P	1 space: 1,000 sf	
Alcoholic beverage warehousing/ distribution										P	1 space: 1,000 sf	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Awning manufacture - cloth, metal and wood										P	1 space: 1,000 sf	
Bag manufacturing								C			1 space: 1,000 sf	
Bottling works										P	1 space: 1,000 sf	
Candy and other confectionary products manufacture								C	C	P	1 space: 1,000 sf	
Canning and preserving factory										P	1 space: 1,000 sf	
Canvas and related products manufacture										P	1 space: 1,000 sf	
Clothing/apparel manufacture									C	P	1 space: 500 sf	
Cold storage plants/locker										P	1 space: 1,000 sf	
Coffin manufacture										P	1 space: 1,000 sf	
Cutlery, hand tools and general hardware manufacture										P	1 space: 1,000 sf	
Dairy products processing										P	1 space: 1,000 sf	
Distribution center									C	P	1 space: 1,000 sf	
Electronic assembly									C	P	1 space: 1,000 sf	
Elevator manufacture										P	1 space: 1,000 sf	
Enameling and painting										P	1 space: 1,000 sf	
Food processing (non-meat)									C	P	1 space: 1,000 sf or 1:3 employees, whichever is greater	
Footwear manufacture										P		

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Heavy machinery sales and storage										P		
Ice cream/ice manufacture										P		
Iron works (ornamental)										P		
Laboratory equipment manufacturing										C		
Leather products										P	1 space: 1,000 sf or 1:3 employees, whichever is greater	
Manufactured/industrialized building manufacture										P		
Motor/engine manufacture										P		
Office equipment manufacture									C	P		
Orthopedic, prosthetic, surgical appliances and supplies manufacture									C	P		
Paper products, envelopes and paper box manufacture										P	1 space: 1,000 sf or 1:3 employees, whichever is greater	
Scientific and industrial research laboratories (hazardous)										P		
Scientific and industrial research laboratories (non-hazardous)									P	P		
Sign manufacturing (no outside storage)									C	P		
Sign manufacturing (with outside storage)									C	P		
Textile products manufacture									C	P		
Warehousing, distribution, storage									C	P		
Heavy Manufacturing/ Industrial	Generally includes those manufacturing and industrial processes considered "heavy" especially the processing of raw materials or chemicals or with environmental and adjacency issues.											

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Any manufacture or industrial process not listed and not prohibited by law										C	1 space: 1,000 sf or 1:3 employees, whichever is greater	
Acid manufacture										C		
Adhesives and sealants manufacture										P		
Agriculture product processing										P		
Aircraft and/or parts manufacture										P		
Airplane repair and manufacturing										P		
Animal processing and slaughter										C		
Asphalt manufacture including paving and roofing material										C		
Automobile assembly										P		
Automobile parts manufacturing										P		
Battery manufacture										C		
Bleaching/chlorine powder manufacture										C	2 space: 1,000 sf	
Boiler manufacture and repair										P	1 space: 1,000 sf	
Celluloid and similar cellulose manufacture										C	1 space: 1,000 sf	
Cement manufacture										C	1 space: 1,000 sf	
Ceramic products manufacture								C		P	1 space: 500 sf	
Chalk manufacture										C	1 space: 1,000 sf	
Chemicals (agricultural) manufacture										C	1 space: 1,000 sf	
Chemicals (industrial) manufacture										C	1 space: 1,000 sf	
Chemical manufacture, hazardous										C	1 space: 1,000 sf	

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Concrete or asphalt mixing/batching plant (permanent)	C									C	1 space: 5,000 sf of land	
Concrete or asphalt mixing batch plant (temporary)	C	C	C	C	C	C	C	C	C	C	1 space: 5,000 sf of land	6
Culvert, pipe, hydro-conduit manufacture										C	1 space: 1,000 sf	
Dye manufacture										C	1 space: 1,000 sf	
Dyeing plant										P	1 space: 1,000 sf	
Electro-plating/electro-typing										P	1 space: 1,000 sf	
Engraving plant										P	1 space: 1,000 sf	
Farm/garden machinery and equipment manufacture										P	1 space: 1,000 sf	
Fats and oils (animal) manufacture										C	1 space: 1,000 sf	
Feed manufacture										C	1 space: 500 sf	
Felt manufacture										C	1 space: 1,000 sf	
Fixtures manufacture									C	P	1 space: 1,000 sf	
Foundry - all types										C	1 space: 1,000 sf or 1:3 employees, whichever is greater	
Furnace manufacture										C		
Furniture manufacture									C	P		
Gases (industrial) manufacture										C		
Glucose manufacture										C		
Kerosene manufacture or storage										C		

Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Leather/fur/hide tanning and finishing										C		
Lumber mill/yard										C		
Machinery manufacture									C	P	1 space: 1,000 sf or 1:3 employees, whichever is greater	
Marble working and finishing										P		
Meat packing, processing plant										C		
Metal cans/containers manufacture										P		
Metal products-fabrication/ assembly/ manufacture										P		
Metal - forging/stamping/roll/draw/extrude										C		
Mirror re-silvering										P		
Oil compounding and barreling										C		
Oilcloth manufacture										C		
Paint manufacture and/or mixing										P		
Paper pulp and raw paper manufacture										C	1 space: 1,000 sf or 1:3 employees, whichever is greater	
Petroleum and petroleum products refining										C		
Petroleum distribution/storage									C	P		
Plastic, rubber products - fabrication/ assembly/molding/casting/ shaping										P		
Plastic, rubber raw manufacture										C		
Plating, galvanizing, chroming										C		
Poultry slaughtering and processing										C		
Printing ink manufacture										P	1 space: 1,000 sf	

Land use types	Residential Zoning Districts							Non Residential		Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I	
Recycling facility, waste paper products manufacture										P	1 space: 1,000 sf
Reduction of fats, ores, metals, garbage, offal, etc.; rendering plant										C	1 space: 1,000 sf
Rug and carpet manufacture										P	1 space: 1,000 sf
Sand, gravel, or stone storage (including sales)										P	1 space: 1.5 employee, plus 5 spaces: acre
Shellac and varnish manufacture										C	1 space: 1,000 sf
Tire retreading and recapping										P	1 space: 1,000 sf
Truck manufacture										P	1 space: 1,000 sf
Water distillation										P	1 space: 1,000 sf
White lead manufacture										C	1 space: 1,000 sf
Wood container manufacture										P	1 space: 1,000 sf
Wood distillation (manufacture of tar, charcoal, turpentine and similar products)										C	1 space: 1,000 sf
Wood preserving manufacture and treatment										C	1 space: 1,000 sf
Wood products manufacture									C	P	1 space: 1,000 sf
Mineral Extraction											
Natural gas compressor station	Requires a Conditional Use Permit in all zoning districts and is subject to the regulations in Chapter 4 Joshua Code of Ordinances										
Drilling and production of natural gas and/or oil and activities related thereto	Permitted subject to the regulations in Chapter 4 Joshua Code of Ordinances										
Gas regulator station	P	P	P	P	P						
Mineral extraction - other	C									C	1 space: acre

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Land use types	Residential Zoning Districts							Non Residential			Parking Ratio	Supplemental Regulations
	A	R1L	R1	R2	R3	R4	MH	C-1	C-2	I		
Sand, gravel, caliche or stone extraction and sales	C									C	1 space: acre	
Storage of cement, sands and gravel	C								C	P	1 space: 5,000 sf of storage area	
Surface exploration and extraction of hydrocarbons (non-drilling)	C									C	1 space: acre	
Temporary uses	Uses generally considered to be temporary in nature, and not allowed for more than 180 days or until a particular project is complete. The building official may allow 60 day extensions to complete such projects.											
Contractor's temporary on-site construction office (only with permit from building official) (trailer, modular bldg. or one recreational vehicle)	P	P	P	P	P	P	P	P	P	P	Temporary parking allowed	4
Cargo containers (shipping) or metal/modular pods for accessory storage for an allowed use, not occupying required parking or encroaching on required setbacks and screened or not visible from any adjacent ROW										P	Not Applicable	Section 5.9

(Ordinance 782-2020 adopted 6/18/20; Ordinance 819-2021 adopted 8/19/21; Ordinance 868-2023 adopted 7/20/2023)

§ 5.3. Supplemental Use Standards.

The following described conditions and supplemental regulations shall apply to uses listed in the Permitted Use Table. Additional requirements may be added to those listed herein by the Planning and Zoning Commission or City Council as deemed necessary to protect the health, safety, and general welfare of the citizens of Joshua. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the Planning and Zoning Commission and City Council have been met.

A. Supplemental Use Standards shall be applicable in the following formats:

1. Reserved.
2. Reserved.
3. Reserved.
4. Temporary permits for construction yards and field offices shall be issued for a period of time not to exceed eighteen (18) months. Extensions may be granted by the City Council. Upon due notice and hearing before the City Council, any such permit may be revoked if the City Council finds the use of the building or structure is contrary to the intent of this ordinance or results in increased noise, traffic, or that other conditions exist which are considered by the City Council to be a nuisance or hazard.
5. Reserved.
6. Temporary uses and special events are permitted on a temporary basis only, in accordance with Section 5.11 Temporary Uses and Special Events.
7. Reserved.
8. Reserved.
9. Any proposed stable or barn shall be located a minimum of fifty feet (50) from a residential-zoned property and twenty-five (25) feet from any nonresidential zoned property. A barn shall also be located one hundred and fifty (150) feet from any structure on an adjacent lot used as a residential dwelling.
10. A copy of the State Certification of licensing or registration as described in Section 42.052 of Chapter 42 - Texas Human Resources Code must be provided to the City.
11. The property shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts.
12. All vehicles being stored for repair shall be screened from all public rights-of-way.
13. Reserved.

14. Antenna and towers shall be permitted and regulated in accordance with Appendix 12.1 [Section 12.1] Wireless Communications Facilities.
15. Any business which uses the operation of motor vehicles on site, such as go cart tracks, shall not be located within five hundred (500) feet from any residentially zoned property.
16. Mini-Warehouses
 - a. The principal access to the mini-warehouse complex shall be provided by an access drive of not less than twenty-four (24) feet in width;
 - b. The lot area used for mini-warehouse structures facing onto a public street shall not be greater than one hundred (100) feet in width including the access drive. The remainder of the lot devoted to the mini-warehouse use shall not face on any other public street;
 - c. The boundary of the mini-warehouse complex shall be screened by walls or other devices from any adjoining use that, in the opinion of the Council, is incompatible with the mini-warehouse use.
17. Reserved.
18. All child-care centers shall comply with the following standards:
 - a. All vehicular entrances and exits shall be clearly visible from the street.
 - b. All passenger loading and unloading areas shall be located so as to avoid safety hazards from vehicular traffic and adequate walkways shall be provided.
 - c. Outdoor play areas shall be provided at a rate of sixty-five (65) square feet per child based on maximum design capacity of the center. This requirement may be waived by the City Council if the child-care is provided for less than four (4) hours per day for not more than one person.
 - d. In residential districts, a maximum of one-half of the required outdoor play space may be provided off-site. When off-premises outdoor play area is utilized, it must be located within one hundred (100) feet of the child-care facility premises and safely accessible without crossing, at-grade, any major or secondary thoroughfare.
19. Reserved.
20. Reserved.
21. Swimming Pools: It is the purpose of the following provisions to recognize an outdoor swimming pool as a potentially attractive nuisance and to promote the safety and enjoyment of property rights by establishing rules and regulations governing the location and improvement of swimming pools whether privately, publicly, or commercially owned or operated.
 - a. No swimming pool shall be constructed or used until a swimming pool building

permit has been issued therefore. No building permit shall be issued unless the proposed sanitary facilities and water supply comply with applicable local and State health department regulations.

- b. A swimming pool may be constructed and operated when:
 - (1) The pool is not located in any required front or side yard abutting a street;
 - (2) a wall or fence, not less than six (6) feet in height, with self-enclosing and self-latching gates at all entrances, completely encloses either the pool area or the surrounding yard area;
 - (3) All lighting of the pool is shielded or directed to face away from adjoining residences. If lights are not individually shielded they shall be so placed, or the enclosing wall or fence shall be so designed, that direct rays from the lights shall not be visible for adjacent properties;
 - (4) No broadcasting system is used for the purpose of advertising the operation of the pool or for the attraction of persons to the premises. This shall not prevent a public address system necessary or useful to the supervision of the pool and the safety of swimmers; and
 - (5) The swimming pool is no closer than five (5) feet from any property line.

22. Reserved.

23. Bed and Breakfast is subject to the following conditions:

- a. Additional parking of one space per guest bedroom will be required. Parking must be screened from view of adjacent residentially zoned property.
- b. Food service will be limited to overnight guests of the bed and breakfast establishment and shall be prepared on site, with the exception of receptions, retreats, teas and luncheons that may be catered.
- c. Receptions, retreats, teas and luncheons in the R-1L, R-1, and R-2 residential districts are limited to no more than 50 guests.
- d. The architecture of the structure and the grounds of the bed and breakfast must be compatible with the character of the neighborhood. If alternations are made, the exterior of the structure and the grounds must remain typical of the neighborhood and give no appearance of the business establishment within.
- e. A permanent, wired, smoke alarm system meeting all city codes must be installed.
- f. Signage is limited to one sign per bed and breakfast. Signs must be discreet and unobtrusive, must be architecturally compatible with the character of the neighborhood and may contain only the name of the bed and breakfast and/or the owner's name.

24. Reserved.

25. Small Wind Turbines shall meet the following standards:

- a. A Small Wind Turbine shall not be installed or located within one hundred (100) feet from any property line.
- b. A Small Wind Turbine shall not be installed within fifty (50) feet of another structure on site.
- c. A Small Wind Turbine shall not be located within 250 feet of a residential structure located upon an adjoining lot or recorded parcel.
- d. No portion of a Small Wind Turbine, including any blade, guy wire or supporting structure, shall exceed a height, at a required front, side, or rear setback line, of thirty-five (35) feet. However, an additional one foot of height may be permitted for each additional foot the Small Wind Turbine is setback from the front, side, or rear setback line, up to a height not to exceed sixty-five (65) feet. Any height over sixty-five (65) feet must be approved as a Special Exception by the Zoning Board of Adjustment.
- e. No Small Wind Turbine shall generate a sound level in excess of 50 dBA, as measured at the nearest property line, during the hours of 7:00 a.m. to 10:00 p.m., nor a level in excess of 40 dBA during the hours of 10:00 p.m. to 7:00 a.m.
- f. Each Small Wind Turbine shall be operated and maintained in sound working order in conformance with the manufacturer's specifications at all times. This maintenance shall include the physical appearance of the device so it does not present an unsightly appearance. A copy of the manufacturer's specifications and use instructions shall be submitted to the City with any application prior to issuance of a building permit and shall be retained within the public file for that application.
- g. Any Small Wind Turbine that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such Wind Turbine shall remove the same within ninety (90) days of receipt of written notice from the City notifying the owner of such abandonment. If the owner does not remove the equipment, along with all associated and ancillary equipment, devices, structures or support for that wind turbine, or does not request a hearing before the Zoning Board of Adjustment on the issue of whether the equipment is abandoned and subject to removal, the City may remove the equipment and store it in a secure location. The owner shall have thirty (30) days, from the date the City removes said equipment, to reclaim the equipment. If the equipment is not reclaimed in accordance with this Section, the City may dispose of the equipment in accordance with the City's existing policy for disposal of abandoned or lost property.
- h. Failure to remove an abandoned Small Wind Turbine within the allotted time shall be grounds to remove the device at the owner's expense.
- i. A Building Permit, issued by the City of Joshua, shall be obtained prior to the

installation of a Small Wind Turbine system.

- j. Every Small Wind Turbine shall be installed strictly per the Manufacturer's Installation specifications, or as modified and certified by a Registered Professional Engineer licensed by the State of Texas.
- k. No Small Wind Turbine, or associated and ancillary equipment, batteries, devices, structures or support(s) shall be located within any required front, side or rear yard setback area.
- l. No wiring between a Small Wind Turbine and another Wind Turbine, or the main or accessory structure on site, or any associated and ancillary equipment, batteries, devices, structures or support(s) for any wind turbine, shall be located above ground level.
- m. When a Small Wind Turbine system is removed from a site, all associated and ancillary equipment, batteries, devices, structures or support(s) for that system shall also be removed.

26. Large Wind Turbines shall meet the following standards:

- a. A Large Wind Turbine shall not be installed or located within three hundred (300) feet from any property line.
- b. A Large Wind Turbine shall not be installed within one hundred fifty (150) feet of another structure on site, unless directly mounted upon that structure.
- c. A Large Wind Turbine shall not be located within 500 feet of a residential structure located upon an adjoining lot or recorded parcel.
- d. No portion of a Large Wind Turbine, including any blade, guy wire or supporting structure, shall exceed a height of sixty-five (65) feet. Additional height may be permitted by Special Exception upon approval of the Zoning Board of Adjustment.
- e. No Large Wind Turbine shall generate a sound level in excess of 50 dBA, as measured at the nearest property line, during the hours of 7:00 a.m. to 10:00 p.m., nor a level in excess of 40 dBA during the hours of 10:00 p.m. to 7:00 a.m.
- f. Each Large Wind Turbine shall be operated and maintained in sound working order in conformance with the manufacturer's specifications at all times. This maintenance shall include the physical appearance of the devices so that it does not present an unsightly appearance. A copy of the manufacturer's specifications and use instructions shall be submitted to the City with any application prior to issuance of a building permit and shall be retained within the public file for that application.
- g. Any Large Wind Turbine that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such Wind Turbine shall remove the same within ninety (90) days of receipt of written

notice from the City notifying the owner of such abandonment. If the owner does not remove the equipment, along with all associated and ancillary equipment, devices, structures or support for that wind turbine, or does not request a hearing before the Zoning Board of Adjustment on the issue of whether the equipment is abandoned and subject to removal, the City may remove the equipment and store it in a secure location. The owner shall have thirty (30) days, from the date the City removes said equipment, to reclaim the equipment. If the equipment is not reclaimed in accordance with this Section, the City may dispose of the equipment in accordance with the City's existing policy for disposal of abandoned or lost property.

- h. Failure to remove an abandoned Large Wind Turbine within the time allotted shall be grounds to remove the device at the owner's expense.
 - i. A Building Permit, issued by the City, shall be obtained prior to the installation of a Large Wind Turbine system.
 - j. Every Large Wind Turbine shall be installed in conformance with the Manufacturer's Installation specification, or as modified and certified by a Registered Professional Engineer licensed by the State of Texas.
 - k. No Large Wind Turbine, or associated and ancillary equipment, batteries, devices, structures or support(s) shall be located within any required front, side or rear yard setback area.
 - l. No wiring between a Large Wind Turbine and another Wind Turbine, or the main or accessory structure on site, or wiring between a wind turbine and any associated and ancillary equipment, batteries, devices, structures or support(s) for any wind turbine, shall be located above ground level.
 - m. When a Large Wind Turbine system is removed from a site, all associated and ancillary equipment, batteries, devices, structures or support(s) for that system shall also be removed.
27. Smoke Shops shall meet the following standards:
- a. Shall post a sign stating "No Minors Permitted Unless with a Parent."
 - b. Must derive annual gross revenues of at least 50% from the sale of tobacco products and smoking accessories.
 - c. Smoking accessories or paraphernalia shall not include water pipes, carburetion tubes, carburetion masks, clips or devices intended to hold burning material such as marijuana, cocaine spoons, cocaine vials, chamber pipes, electric pipes, air-driven pipes, chillums, bongs, and ice pipes or chillers.
 - d. All smoke shops as defined in this Ordinance shall be located no closer than one thousand (1,000) feet from another smoke shop as measured from front door to front door along property lines.
28. New vehicle sales shall be those sponsored by a dealership and have new vehicle

sales only. Used vehicles, whether located on a new vehicle dealership or privately owned and operated, shall be located no closer than 750 feet to the property line of another used vehicle sales lot (distances measured from property line to property line). New vehicle sales lots (dealerships) shall be exempt from this distance requirement.

29. A vehicle consignment lot shall be located no closer than 750 feet to the property line of another property used for vehicle consignment.
30. Unattended Commercial Kiosk shall comply with the following conditions:
 - a. No outside storage area is permitted.
 - b. Drive through facilities shall provide one stacking space located out of the drive lane of any parking lot.
 - c. Exterior building material shall meet the masonry requirements as required in the zoning district in which it is located.
 - d. All surface and roof mounted equipment shall be screened from public view as defined by adjacent driving levels.
 - e. All signs related to the use shall comply with the requirements of Sign Ordinance No. 462-2008 Article 3.06 of the Code of Ordinances.
31. Consignment Store and Used Merchandise Store shall comply with the following conditions:
 - a. Outdoor display: Commercial products may be displayed in the public rights-of-way on the sidewalk, providing that a minimum of three feet (3') of clear space is provided for pedestrians. Any outside display must be cleared from the public right-of-way each day after normal business hour. In no event shall commercial products be displayed on or in any vehicle parking area or individual parking space in such a manner as to impede the parking of vehicles therein;
 - b. Ancillary donation drop-off activities must take place inside of the building with donors entering the establishment and leaving items with a worker; and
 - c. Donations and/or consignment items are to be accepted only during normal business hours and no donations may be accepted or left outside the establishment after normal business hours.
32. Auto Repair Garage shall comply with the following conditions:
 - a. Minor repairs or service (including but not limited to oil changes, chassis lubrication, fluids replacement, repair or replacement of filters, belts, hoses, brake repair, and tire rotation), including vehicle washing, which are typically performed while a customer awaits the vehicle, may be performed outside only during regular business hours.

b. Vehicle Parking:

- (1) Vehicles retained for repair shall not be left on exterior lifts after regular business hours and must be parked in designated parking spaces.
- (2) Vehicle parking areas directly in front of the building must be paved. Alternate all-weather surfaces may be utilized for additional parking areas on the front of the property, on the side of the building, or behind the building.
- (3) All heavy-duty and commercial trucks must be parked in designated parking spaces behind the front building line.
- (4) Any vehicle that is wrecked or dismantled shall be parked on an all-weather surface free of vegetation, screened from public view, and kept no longer than sixty (60) days.

c. Equipment and materials:

- (1) Portable equipment and materials shall be stored within a completely enclosed building, or on an all-weather surface free of vegetation and screened from public view from public right-of-way.
- (2) Outside storage of equipment that can retain rainwater or cause environmental hazards is not permitted.
- (3) Equipment and materials displayed in front of the building on a paved surface may not obstruct vehicle parking and must be moved inside at the close of business.

d. Screening Requirements:

- (1) When required, outside storage areas for equipment and/or materials shall be screened from public view with a screening device not less than six feet (6') or more than eight feet (8') in height. Outdoor storage shall not exceed the height of the approved screening device.
- (2) Auto repair garages located on property adjacent to a residential use must screen all vehicles, including large or oversized commercial vehicles, from view.
- (3) Acceptable screening methods include: solid brick or masonry; chain link with slats; and/or wrought iron with solid landscaping screening. Alternate equivalent screening methods may be approved through the site plan approval process.
- (4) The finished side of screening devices constructed adjacent to thoroughfares shall face the right-of-way.
- (5) Screening components shall be uniform and maintained in good condition. Damaged or deteriorated screening components must be repaired or

replaced.

- (6) Incidental vehicle sales: A maximum of two (2) vehicles displayed for sale at any one time is permitted.

33. A tattoo or piercing studio shall comply with the following conditions:

- a. No tattoo or piercing studio shall be located within three hundred feet (300') of any residential district, school, public library, public park, public playground, or church. Measurement shall be made in a direct line from the property line of the lot or parcel upon which the proposed use will be located to the property line of the lot or parcel on which the residential use, school, public library, public park, public playground or church is located, and in a direct line across intersections.
- b. A person shall not operate or maintain a tattoo or piercing studio unless the person holds a license issued by the Texas Department of State Health Services. Any tattoo or piercing studio shall comply with all requirements of Chapter 146 of the Texas Health & Safety Code, as amended.
- c. The owner or operator of any tattoo or piercing studio shall allow a code enforcement officer to inspect the premises at any reasonable time the tattoo or piercing studio is open for business for the purpose of ensuring compliance with the Zoning Ordinance and state law.
- d. An application for a conditional use permit for a tattoo or piercing studio shall include a site plan, in accordance with Section 3.2 of the Zoning Ordinance, reflecting all zoning districts within three hundred feet (300') of the proposed use and any residential use, school, public library, public park, public playground or church.
- e. No tattoo or piercing studio shall be located within one thousand (1,000) feet of another tattoo or piercing studio. Measurement shall be made in a direct line from the property line of the lot or parcel upon which the proposed use will be located to the property line of any other tattoo or piercing studio, and in a direct line across intersections.
- f. The hours of operation of a tattoo or piercing studio shall be determined by the City Council during consideration of the conditional use permit.

(Ordinance 782-2020 adopted 6/18/20; Ordinance 819-2021 adopted 8/19/21)

§ 5.4. Classification of New and Unlisted Uses.

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted use shall be made as follows:

- A. Administrative Official Action. The Administrative Official may refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting

an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material, hazardous materials, and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.

- B. Planning and Zoning Commission Action. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and shall determine the zoning district or districts within which such use should be permitted.
- C. City Council Action. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new unlisted use. The City Council may, by ordinance, approve the recommendation of the Commission or make such determination concerning the classification of such use as is determined by the Council to be appropriate.

(Ordinance 782-2020 adopted 6/18/20; Ordinance 819-2021 adopted 8/19/21)

§ 5.5. Accessory Building Regulations.

5.5.1 RESIDENTIAL ACCESSORY BUILDINGS.

- A. Area Regulations in Single-Family and Two-Family Districts. Area regulations for accessory buildings located in Single-Family and Two-Family Districts and all residential portions of adopted Planned Developments shall comply with the following regulations:
 1. Front Yard: Accessory buildings, including garages, shall have a front yard not less than the main building, or as specified in the particular district. Accessory buildings shall not be located in the front yard.
 2. Rear Yard: There shall be a rear yard setback not less than five (5) feet from any lot line, alley line, or easement line. Garages or other accessory buildings located within such rear portion of a lot, and shall not be located closer than fifteen (15) feet to the main building nor nearer than five (5) feet to any side lot line.
 3. Side Yard: No detached garage shall be erected or placed within five (5) feet from any side lot line. No other accessory building shall be erected or placed within five (5) feet from any side lot line or easement.
 4. No accessory building shall be erected within fifteen (15) feet of any other building.
 5. Accessory buildings shall not be located within any drainage easement.
- B. Carports.

1. Carports located in the A, R-1L, R-1, R-2, R-3, R-4 and MH districts shall not be located within in the front yard setback and shall observe all other provisions of this Section.
 2. Carports shall not be located closer than five (5) feet to the main building or within five (5) feet from any side lot line or easement.
- C. Height. Unless otherwise provided within this Section, the maximum accessory building height is eighteen feet (18'), measured from grade to the tallest portion of the building.
- D. Permit Required.
1. Building permits are required when the size of an accessory building on any lot exceeds one hundred and twenty feet as shown by the following chart:

Size of the Building (sq. ft.)	Permit Required?
0–120	No
Greater than 120	Yes

2. The maximum number of detached accessory buildings allowed on any lot is two (2). Properties located within the Agricultural District are exempt from this provision but must not exceed the maximum lot coverage allowed.

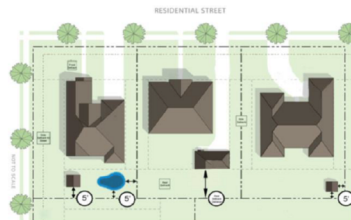
5.5.2 ACCESSORY BUILDINGS FOR NON-RESIDENTIAL AND MULTIFAMILY USES.

- A. All accessory buildings for non-residential and multifamily uses shall conform to the setback and height standards of the zoning district and shall not be located in front of the primary building.
- B. Unless otherwise provided for herein, all non-residential accessory buildings shall conform to the design standards of the primary building.
- C. Portable buildings shall be prohibited. Metal buildings shall be prohibited, if seen from public view.
- D. Accessory buildings shall be placed or constructed on an engineered permanent foundation of concrete or of pier and beam.
- E. All cargo containers must comply with the regulations of Section 5.9.
- F. No more than two (2) accessory buildings shall be allowed per lot unless and approved Conditional Use Permit has been obtained.
- G. No accessory building shall be permitted within a drainage easement.

5.5.3 ADDITIONAL CONDITIONS FOR CERTAIN ACCESSORY USES. Accessory uses are permitted in any zoning district, but only in connection with, incidental to, and on the same lot with, a primary building which is in use and permitted in such district.

5.5.4 ACCESSORY BUILDING SUMMARY TABLE.

Accessory Building	Residential Setbacks	Non Residential Setbacks	Height	Notes
Storage Building or Hobby Shop	Behind primary Building. Five (5) feet from property lines. Not in side setbacks	Setback distance as set by district. Within the rear setback of site.	Eighteen (18) feet Farm Accessory Structures shall not exceed zoning district height standard.	Requires permit if exceeding 120 sf.
Garages	Behind primary building. Five (5) feet from property lines. Not in side setbacks Additional height requires meeting district setbacks.	Setback distance as set by district. Within the rear setback of site.	May be as tall as thirty (30) feet in height if garage meets primary building side setback. Height may not exceed primary building.	Requires permit and foundation.
Carports	Behind primary building. Five (5) feet from property lines. Not in side setbacks	Meet all setbacks. Located at the rear of the primary building.	Sixteen (16) feet.	Requires permit. Must be an extension of the primary building roof line. Must contain columns compatible with those on the primary building.
Swimming Pool	May be located in rear or side yard. Five (5) feet from property lines.	NA		Requires permit. Three (3) foot minimum walkway on all sides. Pools must be fenced.

Accessory Building Setbacks

(Ordinance 782-2020 adopted 6/18/20; Ordinance 819-2021 adopted 8/19/21)

§ 5.6. Accessory Dwellings.

Accessory Dwellings may be maintained within single-family residential zoning districts including the A Agricultural-Rural district and single-family uses within the HP district under the following conditions:

- A. All accessory dwellings shall require an approved Conditional Use Permit.
- B. Accessory dwellings shall be in accordance with the Adopted International Building Codes.
- C. Live/work units associated with commercial uses are only allowed within the HP District.
- D. The principal dwelling shall be owner/occupied during the occupancy of the accessory dwelling.
- E. The floor area of an accessory dwelling shall not exceed twenty-five percent (25%) of the floor area of the principal structure up to eight hundred (800) square feet. On A-

Agricultural zoned properties of ten (10) acres or greater, there may be up to two (2) accessory dwellings with a total square footage of both no greater than fifty percent (50%) of the primary structure.

- F. The accessory dwelling shall contain a bathroom and may contain only one (1) bedroom.
- G. The accessory dwelling shall be exclusively occupied by not more than two (2) persons.
- H. Off street parking shall be as required for a one (1) bedroom apartment as stated in Article 7.
- I. Accessory dwelling shall be water metered according to TCEQ utility rules under Texas Administrative Code Chapter 291. Options include either a separate meter from the primary structure or a submeter.
- J. No accessory dwelling is allowed on lots less than 12,000 square feet.
- K. The accessory dwelling shall be located behind the primary structure, unless otherwise stated herein. On A-Agricultural zoned properties of ten (10) acres or greater, the location of the accessory dwelling may be located in front of the primary structure as long as the setbacks of the district are in conformance.
- L. The applicant for an accessory dwelling unit must provide to the city a covenant suitable for recording with the county, providing notice to prospective owners of the subject lot that the existence of the accessory dwelling is predicated upon the occupancy of either the accessory dwelling or the main dwelling unit by an owner of the property for as long as the City of Joshua requires such occupancy to comply with the City's Code of Ordinances. The covenant must restrict the accessory structure from being sold separately from the main dwelling unit. The covenant must require owners of the property to notify a prospective buyer of the limitations of this Section. The covenant must also require all owners to remove the accessory structure and restore the site to a single-family dwelling in the event that any condition of the covenant is violated. After city review and approval of the covenant, the applicant must record it. Proof of recording is required prior to issuance of a building permit.

(Ordinance 782-2020 adopted 6/18/20)

§ 5.7. (Reserved)

Editor's note—Former § 5.7 pertaining to food trucks and deriving from Ordinance 782-2020 adopted 6/18/20, was repealed and deleted in its entirety by Ordinance 877-2023 adopted 12/21/2023. Provisions can now be found in article 4.04.

§ 5.8. Home Occupations.

The purpose of the home occupation provisions is to permit the conduct of home occupations, which are compatible with the neighborhoods in which they are located. A home occupation is a permitted accessory use in all residential districts and is subject to the requirements of the district in which the use is located and to the following additional conditions:

- A. Regulations.

1. At least one occupant of the primary residential building must be engaged in the home occupation and there may be employed up to three (3) persons for services directly related to the home occupation. A person who receives a wage, salary or percentage of the profits directly related to the home occupation shall be considered an employee for the purposes of this Section, provided that this definition shall not include the coordination or supervision of employees who do not regularly visit the dwelling for purposes related to the business.
 2. The home occupation shall be conducted only within the enclosed area of the dwelling unit or the garage.
 3. There shall be no exterior alterations which change the character of the building as a dwelling and/or which create exterior evidence of the home occupation.
 4. No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structure on the premises.
 5. No use shall create smoke, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.
 6. The home occupation shall not create any greater vehicular traffic than normal for the district.
 7. The home occupation shall not create any additional parking demand than can be fulfilled by the existing residential building.
 8. No signs of any kind shall be allowed on-premises advertising a home occupation or service.
- B. Prohibited Home Occupations. The following home occupations are prohibited: product warehousing; on-site distribution facilities and services; the physical or medical treatment of persons or animals; commercial stable; automobile, boat, motor vehicle or trailer repair or painting; engine repair; day care center with six (6) or more children; restaurant or on-premises food/beverage consumption of any kind; welding shop; office facility for a doctor, dentist, veterinarian or other medical-related profession; commercial clothing laundering or cleaning; mortuary or funeral home; trailer, vehicle, tool or equipment rental; or any use defined by the building code as assembly, factory/industrial, hazardous, institutional or mercantile occupancy.
- C. Preemptive Effect of Section 229.902, Local Government Code. In the event of any conflict between this section and section 229.902 of the Texas Local Government Code, as amended, section 229.902 shall control.
- (Ordinance 782-2020 adopted 6/18/20; Ordinance 910-2025 adopted 9/18/2025)

§ 5.9. Cargo Container Regulations.

- A. Purpose. It is recognized that uncontrolled storage and placement of cargo containers may detract from the value of adjacent property, discourage commerce, and negatively

impact the aesthetic quality of nonresidential property and adjacent residential property. The purpose of this Section is to provide for regulations that protect the value of property and enhance the appearance, health, safety, and welfare of the City.

B. General Regulations.

1. Cargo containers in residential districts may be permitted for a period of thirty (30) days. The thirty (30) day period may be extended for an additional thirty (30) days upon approval of a Special Exception by the Zoning Board of Adjustment.
2. Cargo containers located in all zoning districts shall be located on an all-weather, dust free surface approved by the Administrative Official.
3. Cargo containers shall not be stacked higher than two containers in the I zoning district.
4. Cargo containers shall not occupy any required off-street parking spaces, vehicular access, pedestrian facilities or landscape areas for the site.
5. Cargo containers shall be placed in a location that minimizes visual impact from surrounding streets and properties. For any site containing more than four cargo containers, a location plan shall be submitted and approved by the Administrative Official prior to locating the cargo containers on site. At such time all cargo containers shall be subject to the location plan.
6. Any cargo container located within one-hundred (100) feet of a residential zoning district shall be no greater in size than ten (10) feet in width, twenty (20) feet in depth, and eight-and-a-half (8.5) feet in height. And no cargo container may be stacked within 100 feet of a residential district.
7. Cargo containers shall not be used for a primary use without obtaining a Conditional Use Permit. Such Conditional Use Permit shall be accompanied with a detailed site plan of the entire site and must be approved by the City Council upon recommendation by the Planning and Zoning Commission.
8. Cargo containers located in any nonresidential zoning district shall not exceed a size of ten (10) feet in height, ten (10) feet in width, and thirty (30) feet in length, unless approved by the City Council upon recommendation of the Planning and Zoning Commission.
9. Areas utilized by cargo containers shall be included in the square foot requirement as a storage use and shall be considered in making the required parking calculations as set forth in Article 7 Off-Street Parking and Loading Requirements.
10. The number of cargo containers allowed in the I zoning district, shall be determined by the total aggregate square footage of principal buildings according to the following rate:

0 to 35,000 SF of principal building	= One Cargo Container
35,001 SF–70,000 SF	= Two Cargo Containers
70,001 SF–105,000 SF	= Three Cargo Containers
105,001 SF–140,000 SF	= Four Cargo Containers
140,001 SF–175,000 SF	= Five Cargo Containers
175,001 SF–210,000 SF	= Six Cargo Containers
210,001 SF and Greater	= Number of Containers approved by City Council

11. Cargo containers located within the I zoning district may exceed the numbers listed above upon approval of a Special Exception by the Zoning Board of Adjustment with a detailed site plan showing the proposed location and quantity of cargo containers.
12. Cargo containers shall not be temporarily or permanently stored on public streets.
13. Cargo containers shall not be allowed to be stored on public streets.
(Ordinance 782-2020 adopted 6/18/20)

§ 5.10. General Height and Yard Requirements.

A. Nonresidential Structures.

1. A nonresidential building may exceed the permitted height in a zoning district by 20 feet if the following conditions are met:
 - a. A Site Plan is provided and approved; and
 - b. For every one (1) foot exceeding the maximum permitted height, an additional one (1) foot of setback is provided on the front, side, and rear yards. The height of a building shall not exceed twenty (20) feet over the maximum permitted height established in the zoning district.
 - c. A building may exceed the height described in item (b) above only upon approval of a Special Exception by the Zoning Board of Adjustment.
- B. Exceptions. Height regulations do not apply to steeples, domes, cupolas, or other architectural design elements usually required to be placed above the roof level and not intended for human occupancy.
- C. Antennas. For antenna and tower height regulations see Article 12.1 [Section 12.1], Wireless Communications Facilities.
- D. Public, Quasi-Public Buildings. Churches, schools and other public and quasi-public buildings may be erected to a height not to exceed sixty (60) feet or five (5) stories provided the required front, side and rear yards are each increased at least one (1) foot for each foot of additional height above the height required by this ordinance.

E. Projections of Structural Features.

1. Ordinary sills, belt courses, cornices, chimneys, bay windows, buttresses and ornamental features may project not more than twelve inches into a required yard.
2. Eaves may project not more than thirty-six (36) inches into a required yard.
3. Open or lattice enclosed fire escapes may project into a required yard not to exceed five (5) feet.

F. Porte-Cochere. A porte-cochere may project into a required side yard, provided every part of such porte-cochere is unenclosed except for necessary structural supports.G. Double Frontage Lots. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless otherwise established by plat or by ordinance, in which case only one required front yard need be provided.H. Railroad Siding.

1. Where the side yard abuts and is used for access to a railroad siding, the yard setback shall be zero (0) feet.
2. Where the rear yard abuts and is used for access to a railroad siding, the yard setback shall be zero (0) feet.

(Ordinance 782-2020 adopted 6/18/20)

§ 5.11. Temporary Uses and Special Events.A. Generally. Certain temporary uses of land are essential to the full development and utilization of the land and are deemed to promote the health, safety, and general welfare of the City. The temporary uses and special events hereinafter enumerated shall not be deemed violations of this ordinance when conducted under the conditions herein provided.B. Permitted Temporary Uses. The permitted temporary uses, the conditions of use, the zoning districts wherein the same shall be permitted, and approvals required are as follows:

1. Construction Office - Temporary field or construction offices and temporary building material storage areas to be used solely for on-premises construction purposes in connection with the property on which they are erected, or within the same platted subdivision may be permitted in all zoning districts when approved by the administrative official. The application for a temporary use permit shall include a scale drawing showing the location and size of the building(s), all outside storage areas, and proposed construction fencing. Such permit shall be issued for temporary buildings on construction sites for a period of six (6) months, with a renewal clause for a similar period. Such buildings must be removed within thirty (30) days after substantial completion or abandonment of the new construction to which they are accessory or upon the request of the administrative official.

2. Temporary outdoor sales on nonresidential used properties in C-1, C-2, and I districts, and in nonresidential planned developments may be permitted by the Administrative Official for a period not to exceed thirty (30) days upon the application and granting of a temporary use permit.
 3. In no event shall such temporary sales be allowed for more than 30 consecutive days or more than once per year. All sales shall meet the special conditions, if any, imposed by the Administrative Official and/or Fire Marshal for the protection of the safety and welfare of the community.
 4. No tent or similar structure shall be erected in any required setback or designated easement. Tents shall conform to the Uniform Fire Code and no tent shall be erected without first obtaining a permit. No outside use of property for sales will be allowed except by the existing occupants of the property. This includes parking of vehicles for a purpose other than conducting business on the premises.
 5. The temporary outdoor sale of Christmas trees may be permitted, on those nonresidential used properties in C-1, C-2, and I districts, and in nonresidential planned developments, for a period of 40 days prior to Christmas Day. The administrative official shall issue a permit, with a refundable clean-up deposit of \$500.00, for such sale when it is found that there is available an adequate off-street parking area, either improved or unimproved, as determined by the Administrative Official; and that the location and layout of drives, parking areas, lighting, and sale signs will not constitute a hazard to public travel on the abutting public streets. Trees, stands, equipment, trash, signs, lighting and shelters shall be removed by the permit holder no later than January 4 following the Christmas holiday.
 6. Carnivals and circuses may be allowed as a temporary use for a period not exceeding fourteen consecutive days. Such events shall be on nonresidential used properties in C-1, C-2 and I districts, and in nonresidential planned developments. Adequate off-street parking and sanitary facilities shall be made available to the satisfaction of the Administrative Official. No carnival or circus shall begin operation before 8:00 A.M. and operation shall cease before 11:00 P.M. on all nights except on Saturday when the event shall cease operation at midnight. The administrative official shall establish the terms and conditions for the temporary use at the time of approval. In the event that a sponsor is dissatisfied with the administrative official's decision, the sponsor may appeal the requested use to the City Council.
 7. Refreshment Stands (Temporary and Seasonal) - Refreshment Stands shall be exempt from the area and masonry requirements of the underlying zoning district; however, they are subject to setback requirements as may be required by the Administrative Official.
- C. Permitted Special Events. For the purpose of this Section, "Special Events" are defined as any activity or event meeting the following criteria:
1. The event or activity is carried on for a period of time not exceeding three consecutive days;

2. No retail sales are conducted except those incidental to the primary activity such as refreshment and souvenir sales. Charitable and nonprofit organizations may conduct retail sales for fund-raising purposes in any zoning district;
 3. The event or activity is carried on out-of-doors or in temporary shelters or tents.
 4. Temporary outdoor sales are limited to merchandise which is ordinarily sold on the premises by the building tenant. Temporary sales activities shall be set back a minimum of twenty (20) feet from all property lines. A permit from the Building Official shall be obtained for each temporary outdoor sales event not more than ninety (90) days prior to each event.
- D. Contents of Application. An application for approval of a temporary use or special event shall include the following information:
1. Detailed description of the event;
 2. Exact location;
 3. Expected attendance;
 4. Anticipated number of automobiles and proposed methods of providing parking for the same;
 5. Location and construction of any temporary signs to be used in connection with the event;
 6. Exact dates of commencement and termination of the event;
 7. Signed certification by the responsible party and the record owner of the land that all information provided is true and correct and that all schedules will be strictly adhered to; and
 8. A fee in accordance with the City of Joshua fee schedule.
- E. Approval. A permit for a temporary use or a special event must be approved by the Administrative Official. The Administrative Official may elect, at his/her discretion, to forward any such permit request to the City Council.
- (Ordinance 782-2020 adopted 6/18/20)

§ 5.12. Outside Storage and Display.

- A. The outside storage, display or sale of goods, products or equipment is not permitted in any zoning district with the following exceptions:
1. Outside storage, display or sale of new goods, products or merchandise shall be permitted in any non-residential zoning district on the sidewalk adjacent to the building, provided such goods, products or merchandise shall not extend more than five (5) feet from the wall of the building and shall not be more than six (6) feet in height and provided further, that there shall be at least five (5) feet in width of unobstructed sidewalk remaining.

2. Home Improvement Centers outside storage and display may be utilized as long as the outside storage is on an approved hard all-weather surface and is not located upon a required parking space or spaces.
 3. All other storage shall be within completely enclosed buildings or effectively screened with screening not less than six (6) feet nor more than eight (8) feet in height, provided no storage located within fifty (50) feet of such screening shall exceed the maximum height of such screening
- B. Storage and display of rental trailers and trucks is not allowed except in districts where such uses are indicated as permitted in the district use tables within Article 5.
- C. Outside storage limitations shall not apply to the following:
1. Merchandise dispensing units placed adjacent to a building limited to not more than three (3) for any one business establishment when such merchandise dispensing units are operated in connection with the operation of a convenience food store, service station, grocery/supermarket or combination thereof.
 2. Storage, display and sale of newspapers in newspaper racks.
 3. The outside display of merchandise by a retail landscape nursery.
- D. Temporary outdoor services such as mobile blood banks, health screening and veterinary care.

(Ordinance 782-2020 adopted 6/18/20)