



Sec. 98-952. - Schedule of Use Regulations

Updated: April 6, 2021

Definitions for certain use types are located within Section 98-2. - Definitions, of Chapter 98 - Zoning in the Town of Flower Mound's Code of Ordinances. If you have any questions about a specific use, please contact the Planning Division at planning@flower-mound.com.

Use Type/Section	Residential Districts										Non-Residential Districts										Special Use Conditions					
	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751		98-781	98-811	98-890		
	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD			
Residential Uses																										
Accessory dwelling (98-983)	S	S																					S	*	98-983	
Dwelling, duplex								P															P	*		
Dwelling, multifamily									P														P	*		
Dwelling, single-family attached							P																P	*		
Dwelling, single-family detached	P	P	P	P	P	P															P		P	*		
Dwelling, mobile home (98-987)										P													P	*	98-987	
Mobile home park (98-987)										P													P	*	98-987	
Small wind energy system (lots 5 acres or more) (98-1001)	P																						P	*	98-1001	
Small wind energy System (lots less than 5 acres) (98-1001)	S																						S	*	98-1001	
Solar panel systems (98-1002)	P	P	P	P	P	P	P														P		P	*	98-1002	
Accessory and Temporary Uses																										
Accessory retail/service uses											P	P	P	P	P	P	P	P	P	P			P	*		
Accessory use, general (98-972)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*	98-972	
Animal exhibition	S																						S	*		
Asphalt/concrete batch plant, temporary (98-974)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*	97-974	
Building material yard and construction office											T	T	T	T	T	T	T	T	T				T	*		
Caretaker or guard residence (98-975)	S													S				S	S	S	S	S	S	*	98-975	
Carnival or circus, temporary (98-976)	T											T	T	T	T				T	T			T	*	98-976	
Day care home	P	P	P	P	P	P	P	P	P	P											P		P	*		
Field office, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*		
Food truck, accessory (98-991)	P										S	S	P	P	P	P	S	S	S			P	P	*	98-991	
Garage sale (98-982)	P	P	P	P	P	P	P	P	P	P											P		P	*	98-982	
Government office/classroom, temporary (98-1005)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*	98-1005	
Home occupation (98-984)	P	P	P	P	P	P															P		P	*	98-984	
Model home (98-1000)	P	P	P	P	P	P	P	P															P	*	98-1000	
Parking lot, commercial											P	P	P	P	P	P	P	P	P				P	*		
Parking structure, commercial											S	S	S	P	P	P	P	P	P				P	*		
Recycling drop-off center (98-990)														S	S	S	S	S	S				S	*	98-990	
Refreshment stand (98-991)												T	T	T	T						T	T	T	*	98-991	
Sales trailer, temporary (98-993)	T	T	T	T	T	T	T	T	T	T												T		T	*	98-993
Sales, temporary or seasonal (98-992)	T										T	T	T	T	T				T	T	T	T	T	*	98-992	
Swimming pool, private (98-996)	P	P	P	P	P	P	P	P	P	P											P		P	*	98-996	

P = Permitted by Right
 S = Specific Use Permit Required
 P/S = Circumstantial Specific Use
 [Blank] = Not Permitted
 T = Temporary Use

Use Type/Section	Residential Districts										Non-Residential Districts										Special Use Conditions				
	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751		98-781	98-811	98-890	
Temporary Special Event (98-976)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*	98-976
Educational, Institutional and Civic Uses																									
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	*		
Community center, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	*		
Convent or monastery	P	P	S	S	S	S	P	P	P	P					P			P	P			P	*		
Day care center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	*		
Exhibition area or fairgrounds	S													S	S			S	P	S	S	P	*		
Fraternal club or lodge	S										S		P	P	P			P	P	S		P	*		
Institution, drug or psychiatric treatment	S										S			S	S	S	S	S				P	*		
Museum, library or art gallery, public	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P	S	P	*		
Public building, shop or yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*		
School, elementary or secondary	P	P	P	P	P	P	P	P	P	P	P			P	P			P				P	*		
Animal control facility	S												S	P	P			P	P			P	*		
College or university	P	S	S	S	S	S	S	S	S	S	P		P	P	P	P	P	P	P			P	*		
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*		
Hospital	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	*		
Nursing or congregate care facility									S		S			S	S			S		P		P	*		
Office, medical and dental											P	P	P	P	P	P						P	*		
Office, medical and dental extended care											S	S	S	P	P	P	P					P	*		
Religious assembly/institution or rectory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	*		
Utility and Public Services Uses																									
Communication tower, commercial (98-977)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*	98-977	
Dump or sanitary landfill area	S																		S				*		
Electrical energy generating plant	S													S	S	S	S	S	S		S	S	*		
Electrical line/substation, high voltage (98-979)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*	98-979	
Local utility line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*		
Sewage pump station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*		
Sewage treatment plant	S																S	S	P	S	P	P	*		
Transmission pipeline (98-997)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*	98-997	
Water well, storage or pump station	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S	P	P	P	*		
Private franchise utility (not listed)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	*		
Telephone equipment station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*		
Transportation-Related Uses																									
Airport or landing field	S																		P		P	S	*		
Bus station or terminal											S				P		P	P	P	P		P	*		
Heliport	S															P	P	S	S		S	P	*		

Use Type/Section	Residential Districts										Non-Residential Districts										Special Use Conditions				
	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751		98-781	98-811	98-890	
	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR		REC	PD	CBD	
Helistop	S										S			S	P	P	S	S	S			S	*		
Parking lot, trucks or trailers (transport)																	S	S	P			P	*		
Railroad freight or passenger station																	P	P	P			P	*		
Railroad team track	S																P	P	P		S	P	*		
Railroad Track	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*		
Retail Uses																									
Antique shop												P	P	P	P							P	*		
Art gallery or handicraft sales												P	P	P	P	P						P	*		
Art supply store											P	P	P	P	P	P						P	*		
Bait and sporting goods sales													P	P	P			P		P	S	P	*		
Bakery or confectionery shop, retail												P	P	P	P	P						P	*		
Book or stationary store or newsstand											P	P	P	P	P	P				P		P	*		
Convenience store													P	P	P	S				P		P	*		
Convenience store with gasoline sales													S	S	S	S				S		S	*		
Drugstore or pharmacy											S	P	P	P	P	S				P		P	*		
Florist											P	P	P	P	P	P	P	P	P			P	*		
Hardware store													P	P	P			P				P	*		
Optical sales											P	P	P	P	P	P						P	*		
Pet store (98-988)													P	P	P							P	*	98-988	
Plant nursery or garden shop													P	P	P			P				P	*		
Alcoholic beverage establishment (98-1009)												P	P	P	P	P	S	S	S	P	P	P	*	98-1009	
Alcoholic beverage establishment with production area greater than 6,000 square feet (98-1009)												S	S	S	S	S	P	P	P	S	P	P	*	98-1009	
Boutique vendor market, indoor (98-1006)												P	P	P	P	S	S	S	S			P	P	*	98-1006
Boutique vendor market, outdoor (98-1006)	S											S	S	S	P	S						P	P	*	98-1006
Farmers' market (98-980)	S																					P	P	*	98-980
Fruit and vegetable stand (98-981)	P																					P	*	98-981	
Restaurant, fast food												S	P	P	P	S	S	P				P	*		
Restaurant, general											P	P	P	P	P	P	P	P	P	P	P	P	*		
Retail general (indoors)												P	P	P	P	P						P	*		
Retail, general (outdoors)														S				S	S			P	*		
Retail, large tenant (100,000 square feet or more) (98-1010)														P/S	P/S	P/S	P/S	P/S				P/S	*	98-1010	
Retail, large tenant (between 25,000 and 49,999 square feet) (98-1010)											P/S	P/S	P	P	P/S	P	P	P				P	*	98-1010	
Retail, large tenant (between 50,000 and 74,999 square feet) (98-1010)												P/S	P	P	P/S	P	P	P				P	*	98-1010	
Retail, large tenant (between 75,000 and 99,999 square feet) (98-1010)													P/S	P	P/S	P/S	P	P				P	*	98-1010	
Secondhand store											S	P	P	P	S							P	*		

Use Type/Section	Residential Districts										Non-Residential Districts										Special Use Conditions				
	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751		98-781	98-811	98-890	
	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR		REC	PD	CBD	
Smoking related business (98-1008)														S	S								P	*	98-1008
Personal Service Uses																									
Assembly hall												S	S	S	S								S	*	
Bank or savings and loan											P	P	P	P	P	P	P	P					P	*	
Cleaning/laundry pickup station only											P	P	P	P	P	P	P	P	P				P	*	
Cleaning/laundry shop with onsite plant											S	S	P	P				P	P				P	*	
Cleaning/laundry shop with pickup station											S	P	P	P	P	P							P	*	
Custom personal service											P	P	P	P	P	P				P			P	*	
Dance hall														P				P					P	*	
Laboratory, medical and dental											S	P	P	P	P	P	P	P	P	P			P	*	
Laundry, self-service												P	P	P	P								P	*	
Mortuary or funeral home											S	S	P	P	P								P	*	
Office, general business and professional											P	P	P	P	P	P	P	P	P				P	*	
Personal improvement services											P	P	P	P	P	P	P	P	P	P	P	S	P	*	
Repair services, limited													P	P	P				P				P	*	
School, business											P			P	P	P	P	P					P	*	
School, commercial trade	S												S	S	S	P	S	P					P	*	
Tool rental (domestic equipment)														P			P	P					P	*	
Travel bureau or consultant											P	P	P	P	P	P				P			P	*	
Alternative financial establishment (98-1007)																			P				P	*	98-1007
Boardinghouse or rooming house										P													P	*	
Dancing, drama, or music school or studio											S	P	P	P	P	P							P	*	
Extended stay hotel (98-1004)											S				S	S	S	S	S	S	S	S	P	*	98-1004
Hotel or motel (98-1003)											S		S		P	P	P	P	P	P	P	S	P	*	98-1003
Mailing and shipping service											P	P	P	P	P	P	P	P	P				P	*	
Sexually oriented business (98-994)																		S	S				S	*	98-994
Studio, television or radio											S			S	S	P	P	S	S				S	*	
Veterinary hospital (inside pens) (98-998)	S										S	S	S	P	P				P	P			P	*	98-998
Veterinary hospital (outside pens) (98-999)	S																		P	P			P	*	98-999
Recreational and Entertainment Uses																									
Boat storage and service	S																		P	P	P	S	P	*	
Country club, private (98-978)	P	P	S	S	S	S	S	S	S	S									P	P	P	S	P	*	98-978
Golf course, private	S																		S	S	S		P	*	
Golf course, public	P	P	P	P	P	P	P	P	P	P	P			P	P				P	P	P	S	P	*	
Health club or athletic club											S	S	P	P	P	S	S						P	*	
Marina	S																		S	S	P	S	P	*	

Use Type/Section	Residential Districts										Non-Residential Districts										Special Use Conditions			
	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751		98-781	98-811	98-890
	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR		REC	PD	CBD
Park or playground, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*	
Recreation center, public	P	P	P	P	P	P	P	P	P	P				P	P	P		P		P		P	*	
Stable, commercial boarding or rental (98-995)	S																				S	S	*	98-995
Stadium or playfield, public	P	S	S	S	S	S	S	S	S					S	S			S	P	S		P	*	
Swimming pool, public	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P			P	P	P	P	P	*	
Theater											S		P	P	P	P	P	P		P	S	P	*	
Amusement and recreation (indoors) (98-973)	S										S	S	S	S	P	P	P	P		P	P	P	*	98-973
Amusement and recreation (outdoors)	S													S	P	S	P	P		P	P	P	*	
Day camp for children	P	S												S	S			S	S	P	P	P	*	
Drag strip or commercial racing																				S		S	*	
Dude ranch	S																				P	P	*	
Rodeo grounds	S																		S	S		S	S	*
Shooting range, commercial																				S		S	S	*
Swimming pool, commercial (outdoors)	S													P	P	P	P	P		S	P	P	*	
Theater, drive-in																			S	P		S	S	*
Automobile and Related Service Uses																								
Auto parts and accessory sales (indoors)													P	P	P				P				P	*
Auto repair garage													S	S	P				P	P			P	*
Car sales, new or used															P				P				P	*
Car wash, automatic													S	S	P	S	S	P	P	P			P	*
Car wash, full service													S	S	P	S			P	P	P		P	*
Car wash, self-service													S	S	S				S	S	S		P	*
Motor vehicle fuel service station													S	S	P				P	P	P		P	*
Auto leasing or rental														S	P				P				P	*
Auto painting or body shop																			P	P			P	*
Auto parts and accessory sales (outdoor display)																			P				P	*
Auto storage or auction																			P	P			P	*
Tire retreading or capping																			S	P			P	*
Wrecking or salvage yard																				S			S	*
Heavy Commercial Uses																								
Building material sales or storage (indoors)															P			P	P	P			P	*
Cabinet and upholstery shop														P	P			P	P	P			P	*
Cleaning, dyeing or laundry plant														P				P	P				P	*
Laboratory, scientific and research											S	S	P	P	P	P	P	P	P	P			P	*
Lithographic or print shop														P	P	P	P	P	P	P			P	*
Maintenance service															P			P	P	P			P	*

Use Type/Section	Residential Districts										Non-Residential Districts										Special Use Conditions			
	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751		98-781	98-811	98-890
	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR		REC	PD	CBD
Office—showroom/warehouse															S	S	P	P	P			P	*	
Vehicle and equipment sales or rental															P			P	P			P	*	
Warehousing and wholesale, general																	P	P	P			P	*	
Welding or machine shop																			P			P	*	
Building material sales and storage (outdoors)																		S	P			S	*	
Laboratory, manufacturing																		S	S			S	*	
Mini-warehouse													S	S				S	P			P	*	
Private shop, yard or building	S																S	S	P			P	*	
Repair services, general																	S	S	P			S	*	
Industrial Uses																								
Bakery or confectionery, wholesale															P		P	P	P			P	*	
Food processing															P		P	P	P			P	*	
Manufacturing, general																			P			P	*	
Manufacturing, light																	P	P	P			P	*	
Asphalt/concrete batching plant (permanent)																			S			S	*	
Bottling works																	P	P	P			P	*	
Manufacturing hazardous/objectionable																			S			S	*	
Agriculture and Extractive Uses																								
Crop agriculture	P	P																		P		P	*	
Feed store													S	P				P	P			P	*	
Greenhouse, wholesale	P														P			P	P			P	*	
Keeping of livestock or poultry (Keeping animals 98-985)	P	P																				P	*	
Kennel (In enclosed building only) (98-986)	S											S	P	P				P	P			P	*	
Kennel (with outside runs or pens) (98-986)	S																	P	P			P	*	
Livestock auction or feed lot	S																		S			S	*	
Mining and quarrying	S																		S			S	*	
Petroleum storage/collection facilities	S																		S		S	S	*	