

**§ 2-102. Use, Yard and Bulk Requirements.**

The following schedule of uses and schedule of yard and bulk requirements and dimensional regulations pertaining to the various zoning districts in the Town is hereby adopted and declared to be part of this Ordinance and may be amended in the same manner as any other part of this Ordinance.

(A) Use Groups. In each zoning district, any use group category not expressly permitted shall be deemed excluded or not permitted. If there is a question pertaining to interpretation of any special use as to whether it does or does not come within the following express use groups, any applicant may apply to the Zoning Board of Adjustment for the determination of whether a specific use is expressly permitted. Uses expressly permitted are designated “P,” prohibited uses are designated with an “X” and uses permitted as conditional uses are designated “C.”

RESIDENTIAL	R1	R1-A	R2	RE5	RE10	TC
Accessory Building/ Structure (Residential)	P	P	P	P	P	C
Accessory Building/ Structure (Nonresidential)						C
Accessory Dwelling (Guesthouse)	P	P	P	P	P	X
Agricultural Uses	P	P	P	P	P	X
Caretaker's/ Guard's Residence	P	P	P	P	P	X
Cemeteries				C	C	X
Churches, chapels, temples and synagogues <sup>1</sup>	C	C	C	C	C	C
Community Gardens						C
Family Home Adult Care						C
Family Home Child Care						C
Greenhouse	P	P	P	P	P	C
Home Occupation (see Section IV [Section 2-103A])	P	P	P	P	P	P

RESIDENTIAL	R1	R1-A	R2	RE5	RE10	TC
Multifamily Condo/Loft						X
Nurseries, pastures, grazing land <sup>2</sup>	P	P	P	P	P	X
Public and private utility uses, <sup>3</sup> including commercial communications towers (refer to section 4-121, Zoning Ord.)	C	C	C	C	C	C
Public and Private Schools	C	C	C	C	C	C
Recreational and Social Facilities	C	C	C	C	C	C
Rooftop Garden						C
Senior Living Community						C
Single-Family Dwelling	P	P	P	P	P	P
Single-Family Zero Lot Line/ Patio Homes						X
Swimming Pool (Private)	P	P	P	P	P	P
Equestrian Use (refer to Section 2-104, Zoning Ord.)	P	P	P	P	P	X
Private Ownership - Domestic Livestock	P	P	P	P	P	X
Home Occupation Boarding	P	P	P	P	P	X
Commercial Boarding Operations	C	C	C	C	C	X

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Sited on a lot of at least 160,000 sq. ft. in size with 100-foot setbacks on front[,] side, and rear yards.

Only in accordance with other ordinances of the Town of Copper Canyon, Texas, regulating these uses.

Installations such as electric substations, gas reg. station, etc., must be located more than 500 feet from residential units - no office, repair, storage, or production facilities may be located in residential district.

OFFICE	R1	R1-A	R2	RE5	RE10	TC
Armed Services Recruiting Center						P
Check Cashing Service						C
Credit Agency						P
Insurance Agency Offices						P
Offices (Brokerage Services)						P
Offices (Health Services)						P
Offices (Legal Services)						P
Offices (Medical Office)						P
Offices (Professional)						P
Rooftop Garden						C
Real Estate Offices						P
Telemarketing Agency						P
Bank						P
Savings and Loan						P
Security Monitoring Company						P

OFFICE	R1	R1-A	R2	RE5	RE10	TC
Marine-Related Products and Services						C

RETAIL	R1	R1-A	R2	RE5	RE10	TC
Art Dealer/Gallery						P
Bakery (Retail)						P
Book Store						P
Florist						P
Food or Grocery Store						P
Nursery/Florist (Inside Storage)						P
Restaurant (Sit-Down)						C
Restaurant (Café)						C
Restaurant (Drive-Through)						C
Clothing Retail Store						P
Electronics (Retail)						P
Gift Shop						P
Bank						P
Convenience Retail (Fuel)						X

Zoning Requirements		Yard and Bulk Requirements					TC
		RE10	RE5	R2	R1	R1-A	
(1)	Minimum Lot Area (sq. ft.)	Ten acres	Five acres	Two acres	One acre	One acre	
	(a) Single-Family Dwelling						See Section 2-103(D) (4)
	(b) Commercial (Office)						7,000
	(c) Commercial (Retail)						7,000
(2)	Minimum Lot Width (ft.)	400	300	250	200	200	
	(a) Commercial (Office)						N/A
	(b) Commercial (Retail)						N/A
(2a)	Minimum Frontage on Cul-de-sac or Turnaround (ft.) <sup>4</sup>	60	60	60	60	60	N/A

Zoning Requirements		Yard and Bulk Requirements						
		RE10	RE5	R2	R1	R1-A	TC	
(3)	Front Yard Setback from a Street Right-of-Way.							
	(a)	Minimum Front Yard Setback						
		(i)	Single-Family Dwelling				30	
		(ii)	Commercial (Office)				15	
		(iii)	Commercial (Retail)				20 (50 Fronting FM 407)	
		(Principal Buildings and Uses (ft.)) <sup>7</sup>		200	150	75"	50"	50
		(Accessory Buildings and Uses (ft.)) <sup>7</sup>					N/A	
	(b)	Maximum Front Yard Setback						
		(i)	Single-Family Dwelling				N/A	
		(ii)	Commercial (Office)				50	
		(iii)	Commercial (Retail)				75	
		(Accessory Buildings and Uses (ft.)) <sup>7</sup>					N/A	
(4)	Minimum Side Yard Setback							
	(a)	From a Street R.O.W (ft.)						
		(i)	Single-Family Dwelling				20	
		(ii)	Commercial (Office)				20	
		(iii)	Commercial (Retail)				20	
	(b)	From an Interior Lot Line, Principal Uses (ft.)						
		(i)	Single-Family Dwelling	100	75	50	35	20
		(ii)	Commercial (Office)					10
		(iii)	Commercial (Retail)					20
								0

Zoning Requirements		Yard and Bulk Requirements					TC	
		RE10	RE5	R2	R1	R1-A		
	(c)	From an Interior Lot Line, Accessory Buildings and Uses (ft.)						N/A
		Refer to Section 4-104 for Accessory Buildings and Uses in all other zoning districts						
(5)	Minimum Rear Yard Setback:							
	(a)	For All Principal Uses (ft.)	40	40	40	25	15	
	(i)	Single-Family Dwelling						20
	(ii)	Commercial (Office)						20
	(iii)	Commercial (Retail)						30
	(b)	Accessory Uses						
		Refer to Section 4-104 for Accessory Buildings and Uses in all other zoning districts						N/A
(6)	Maximum Height for:							
	(a)	Principal Uses (ft.)	45	45	45	35	42	45
	(b)	Accessory Uses (ft.)						
		Refer to Section 4-104 for Accessory Buildings and Uses in all other zoning districts						N/A
(7)	Minimum Area of Dwelling (sq. ft.)		2,000	2,000	2,000	1,700	3,200 <sup>9</sup>	1,700
(8)	Maximum coverage of building (sq. ft.)							
	(a)	Single-Family Dwelling						N/A
	(b)	Commercial (Office)						30,000
	(c)	Commercial (Retail)						N/A

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[Note has been deleted]

The minimum front yard setback for those buildings to be located along the to-be-expanded F.M. 407 shall be 50' from the future right-of-way

20 feet for corner lots at corners (corner is defined as the actual corner where two walls meet plus extending 20' in either direction from said corner)

see Principal Uses for accessory use requirements in the TC district; for accessory buildings and uses in all other zoning districts, refer to Section 4-104

[Note has been deleted]

3,200 for single-story and 4,000 for two-story

[Note has been deleted]

For any lot zoned and platted subsequent to July 11, 2016. For all other lots zoned and platted prior to such date, the front yard setback in the R2 zoning district shall be 100 feet and in the R1 zoning district shall be 75 feet.

**Editor's note**—Subsection (2a) above, was inadvertently deleted, at the town's request it has been added back.  
( Ordinance 04-200 adopted 12/20/04 ; Ordinance 16-007 adopted 7/11/16 ; Ordinance 2009-272, sec. 3, adopted 3/9/09 ; Ordinance 14-004, sec. 3, adopted 4/14/14 ; Ordinance 16-001, sec. 3, adopted 2/22/16 ; Ordinance 23-001 adopted 2/13/2023 )