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PLANNING

Planning is a Division of the Department of Planning & Development Services

NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICTS

What is the intent of the CN District?

The Neighborhood Commercial District is intended to provide opportunities for development of commercial development that serves and is supported by a relatively small surrounding area - a neighborhood. Allowable commercial uses include a wide variety of office activities, as well as a more limited range of retail trade and services aimed toward meeting the routine needs of residents in that neighborhood. Commercial development should be low intensity with small floor areas and limited traffic generation and trade area. The character of commercial development is compatible with the surrounding residential neighborhood. This district is also intended for commercial establishments whose activity, materials and merchandise are housed entirely inside the building, except as the Zoning Ordinance may otherwise allow

What are the "Allowed" uses in the CN District?

Uses which are allowed by right include, but, are not limited to:

- Group living, and day care (for children or adults);
- Meeting areas for religious institutions, public, nonprofit, or charitable uses providing service to the community, and public safety & emergency services;
- Vehicle services (performed while the customer waits);
- Offices (business, government, professional, medical or financial), retail sales, and small animal veterinary clinics; and
- Restaurants, entertainment-oriented businesses, repair-oriented businesses, and personal service-oriented businesses.

What uses are potentially allowed via approval of a Conditional Use?

The Planning Commission can approve a Conditional Use, which may be accompanied by conditions deemed appropriate. Some of the uses allowed by such an approval may include:

- Household living, schools, bed & breakfasts, commercial parking lots, self-service storage facilities, vehicle washes, and waste-related services.

Please see the Conditional Use handout for more information. Applications for a Conditional Use are processed by the Planning Division.

What uses are potentially allowed via approval of a Special Use?

The Planning Commission and the City Council can approve a Special Use, which may be accompanied by conditions deemed appropriate. Some of the uses allowed by such an approval may include:

- Facilities for golf; and,
- Any use which the Planning Commission and the City Council deem appropriate as a transition between zoning districts.

Please see the Special Use handout for more information. Applications for a Special Use are processed by the Planning Division.

Is there a restriction on how many structures I can build on my property?

There is a floor area ratio (FAR) that must be followed. The FAR refers to a maximum ratio calculated with the gross floor area of *all* buildings on the lot(primary structure, detached garage, and storage buildings) and the square footage of the lot. For CN the FAR is 0.6 times the size of the lot, or 60%. In other words, for a lot of 6,000 square feet, the floor area of all buildings cannot exceed 3,600 square feet. This figure includes multi-story construction.

What are the lot restrictions?

Minimum size in the CN District:

- 6,000 square feet, and 50' x 80'

Setbacks for the CN District are:

- Front Setback: 25 feet
- Side & Rear Setback: 0 feet *unless* abutting a residential district or use, then 10 feet

What are the parking and loading requirements for the CN District?

Off-street parking requirements are:

- Determined by the use of the property and other related factors.

Off-street loading requirements are:

- A minimum of one space is required for industrial and commercial uses;
- 1 additional space for each additional 40,000 square feet or major fraction thereof;
- For institutional uses, 1 additional space for each additional 60,000 square feet or major fraction thereof.

Is outdoor storage allowed in the CN District?

Yes, Type 1, Outdoor Display, is allowed; this type allows for display adjacent to a principal building wall and extending to a distance no greater than 5 feet from the wall. This storage may not block windows, entrances or exits, or impair the ability of pedestrians to use the building.