

## **SECTION 11. “M” INDUSTRIAL DISTRICT**

The “M” District is designed for intensive commercial uses and those selected manufacturing uses which are compatible with commercial development including light manufacturing, assembly, fabrication, warehousing, wholesaling and similar businesses which do not depend primarily on frequent personal visits of customers or clients. The following regulations shall apply in all “M” Districts:

11.1 Uses Permitted. Uses permitted in an “M” District are limited to those included in the use groups set forth below, subject to the indicated district regulations provided that such permitted uses shall not create any danger to health or safety to occupants of surrounding areas and do not create any offensive noise, vibration, smoke, dust, odor, heat or glare, and by reason of high volume in relation to size and weight of merchandise handled, create objectionable generation of truck traffic.

11.1-1 Any use permitted in District “C-2” except single family residences, clubs, hotels, educational, institutional uses construction and use of facilities which shall be used only for housing a night watchman, may be allowed by Special Use Permit.

11.1-2 Reserved for future use.

11.1-3 Assaying work (other than gold or silver).

11.1-4 Blooming or rolling mills.

11.1-5 Carpenter, cabinet or pattern shops.

11.1-6 Cider mills.

11.1-7 Concrete or asphalt mixing plants.

11.1-8 Cooperage works.

11.1-9 Cotton ginning or bailing works.

11.1-10 Enameling works.

11.1-11 Electric power plants.

11.1-12 Forges (power).

11.1-13 Foundries (iron, brass, bronze, aluminum).

11.1-14 Reserved for future use.

11.1-15 Lumber mills and lumber yards.

- 11.1-16 Machine shops and farm machinery sales and service.
- 11.1-17 Manufacture of metallic and nonmetallic products.
- 11.1-18 Reserved for future use.
- 11.1-19 Metal stamping, shearing, punching works, etc.
- 11.1-20 Monument or marble works.
- 11.1-21 Oil compounding and barreling plants.
- 11.1-22 Planning mills.
- 11.1-23 Railroad round houses or shops.
- 11.1-24 Rock crushers.
- 11.1-25 Sheet metal shops.
- 11.1-26 Steel furnaces.
- 11.1-27 Structural iron or pipe works.
- 11.1-28 Sugar refineries.
- 11.1-29 Tar distillation or manufacture.
- 11.1-30 Welding.
- 11.1-31 Wire or rod mills.
- 11.1-32 Wood distillation plants (charcoal, tar, turpentine, etc.).
- 11.1-33 Any other uses not now or hereinafter prohibited by ordinance of the City of Katy regulating nuisances, except that the following uses will be permitted only by approval of the city council after report from the health department, fire department, and City planning and Zoning Commission:
  - a. Acid manufacture.
  - b. Cement, lime, gypsum or plaster of Paris manufacture.
  - c. Distillation of bones.
  - d. Explosive manufacture or storage.
  - e. Fertilizer manufacture and storage.
  - f. Gas manufacture.

- o. Ammonia, Bleaching powders, chemical plants.
- p. Hides and skins (storage, curing or tanning).
- q. Meat or fish packing or storage plant.

11.1-34 Drive-in restaurants, refreshments stands, etc.

(Ordinance No. 621 of March 24, 1983 as amended by Ordinance No. 971 of December 13, 1990, and Ordinance No. 1078 of December 13, 1994)

11.1-35 Sexually oriented businesses, meeting the requirements for special use permits set out in Section 15 of this ordinance shall be allowed in an “M” District. Sexually Oriented Businesses in existence on the date of adoption of this amendment must obtain a special use permit within three (3) years of the date of adoption of this amendment.

(Ordinance No. 1183 of September 22, 1997)

## 11.2 Height and Area Requirements.

11.2-1 Height. No maximum.

11.2-2 Front Yards. No front yard is required except that where a portion of District “M” lies within the same block and fronts upon the same streets with a portion of a District “R-1” to “C-2” inclusive adjoining, then in such case the front yard requirements of such adjoining District “R-1” to “C-2” inclusive shall likewise be applicable to such portion of District “M.”

C-1 District: 9.2-2 Front Yards. Same as District “R-1” except where established buildings in this district within the same block have front yards of less depth. Any building herein after constructed shall provide a front yard a minimum depth of which shall be twenty-five (25) feet from the street line (front property line, provided that if forty percent (40%) or more of the frontage on the same side of a street between two (2) intersecting streets is developed with buildings having a greater front yard depth, the average of such front yard depth shall establish the minimum front yard depth for the entire frontage).

11.2-3 Side Yards. Same as District “C-1.”

C-1 District: 9.2-3 Side Yards. No side yards are required for commercial use except where a side line of a lot in this district abuts upon the side line of a lot in a District R-1 where a side yard of 7.5 feet shall be required. Any residential use or combined residential-commercial use in C-1 shall have a 7.5 foot side yard.

11.2-4 Rear Yards. Same as District “C-1.”

C-1 District: 9.2-4 Rear Yards. The depth of a rear yard shall be at least fifteen percent (15%) of the depth of the lot, but such depth need not be more than twenty (20) feet. In

the Old Katy District commercial lots backing up to an alley, which has not been abandoned, shall subtract one-half the width of the alley from the calculation.

11.2-5 Width of Lot. No minimum.  
(Ordinance No. 621 of March 24, 1983)

## **SECTION 10. "C-2" GENERAL BUSINESS DISTRICT.**

The "C-2" District is a general commercial district intended for the conduct of community wide personal and business service, specialty shops and business not necessarily associated with the "R" Districts and in fact might have a negative consequence on "R" Districts. The following regulations shall apply in all "C-2" Districts:

### 10.1 Uses Permitted.

10.1-1 Any use permitted in the preceding "C" District.

10.1-2 Bottling works.

10.1-3 Chemical laboratories not producing noxious fumes or odors beyond the walls or roofing in which the laboratory is located.

10.1-4 Farm machinery sales and services, provided no repair facilities shall be maintained or carried on outside the building, and no machinery shall be displayed outside within thirty (30) feet of the front lot line.

10.1-5 Lumber yards, provided the storage yard is completely surrounded excepting entrance points, on all sides by a solid wall or fence not less than eight (8) feet high.

10.1-6 Milk bottling or distribution plants.

10.1-7 Moving, transfer or storage plants.

10.1-8 Photo engraving plants.

10.1-9 Plumbing shops, provided no material or equipment is stored in the front or side yards.

10.1-10 Printing plants.

10.1-11 Produce markets (wholesale).

10.1-12 Sign painting plants.

10.1-13 Veterinary clinics for small animals, kept and treated in an enclosed building.

10.1-14 Motels and tourist courts.

10.1-15 Bakeries.

10.1-16 Repair and servicing of any wheeled vehicle or apparatus.

10.1-17 Bus barns or lots.

10.1-18 Canning or preserving factories.

10.1-19 Carpenter, cabinet or pattern shops.

10.1-20 Carpet cleaning establishments.

10.1-21 Cold storage plants.

10.1-22 Creameries.

10.1-23 Electroplating works.

10.1-24 Flour mills, feed mills, and grain processing.

10.1-25 Metal forging and stamping.

10.1-26 Freight terminals (rail or truck).

10.1-27 Galvanizing works.