

### Section 3. Land Uses

#### 3.01. Uses Permitted by District

Land and buildings in each of the zoning districts may be used for any of the specified uses in **Table 3-1**.

**Table 3-1. Legend for Interpreting Land Use Table**

Designation	Meaning
X	Indicates use permitted in district indicated.
	Indicates use prohibited in district indicated.
SUP	Indicates use may be approved as a Specific Use Permit.
#	Indicates a use may be permitted if additional development standards are met.

#### 3.02. Classification of New and Unlisted Uses

Any applicant seeking to locate a new or unlisted use in the City may pursue a zoning amendment as provided in **6.03. Zoning Text and Map Amendments**.

#### 3.03. Land Use Table

Land and buildings following listed uses in **Table 3-2**. The uses must be located in the specified districts shown on the table. After the effective date of adoption of this ordinance, no building or structure shall be erected, altered or converted for other than specified uses in the specified districts.

Section 3. Land Uses  
3.03. Land Use Table

City of Port Arthur  
Zoning Ordinance

Table 3-2. Land Use Table Districts

Land Use Classification	Residential Districts					Nonresidential Districts					Special and Overlay Districts				Additional Development Standards	Parking
	AG	LDR	MDR	HDR	MH	NS	CR	CG	LI	HI	MU	DT	OSP	PD		
<b>Residential Uses</b>																
Accessory Dwelling Unit	X	X	X									X		32	1	1 : dwelling unit
Bed and Breakfast (≤ 5 rooms)	X		X									X		32		2 : dwelling unit + 1 : guest room
Bed and Breakfast (≥ 6 rooms)	SUP					X					SUP	X		32	2	1.5 : guest room
Caretaker's/Guard's Residence	X	X										X		32		No additional parking
Child Care Home, Small (≤6 Children)	X	X	X	X	SUP							X		32		Based on dwelling type
Child Care Home, Large (≥7 Children)	SUP	SUP	SUP	SUP	SUP							X		32		Based on dwelling type
Community Home for Persons with Disabilities	X	X	X											32		2 : dwelling unit
Dormitory				X			X	X	X		SUP	X		32		1.5 : dwelling unit
Fraternity or Sorority	SUP	SUP	SUP									X		32		1 : bed
Garage Apartment	X	X	X											32	3	1 : dwelling unit
HUD-Code Manufactured Home	X				X									32	4	2 : dwelling unit
Industrialized Housing (Modular Home)	X	X	X									X		32		2 : dwelling unit
Manufactured Home Park	SUP				X									32	4	2 : dwelling unit + 1 : 4 manufactured home spaces
Mixed Use Development											X	X		32		Based on uses
Multiple-Family Dwelling				X			X	X			X	X		32		1 : 10 units + Studio   1 : unit 1-2 BR   2 : unit Add'l BR   0.5
Multiple-Family Dwelling - Condominium				X			X	X			X	X		32		1 : 10 units + Studio   1 : unit 1-2 BR   2 : unit Add'l BR   0.5
Single Family Attached - Townhome			X	X							SUP	X		32		2 : dwelling unit
Single Family Attached - Two-Family Dwelling			X									X		32		2 : dwelling unit
Single Family Dwelling	X	X	X									X		32		2 : dwelling unit
Short-Term Rentals		X	X	X							X	X		32	5	2 : dwelling unit
Tiny House		SUP	SUP		X									32	6	1 : dwelling unit
Workforce Housing	SUP							SUP	SUP	SUP				32	7	1 : bed
<b>Accessory and Incidental Uses</b>																
Building Material Yard and Construction Office (Temporary)	X					X	X	X	X	X	X	X	X	32	8	No additional parking
Drive-Thru Window						X	X	X	X	X	X	SUP	SUP	32		No additional parking
Garage/Rummage/Yard Sale	X	X	X											32	9	No additional parking
Gas Pump (Accessory)						X	X	X				SUP		32		No additional parking
Home Occupation	X	X	X	X	X							X		32	10	No additional parking
Model Home		X	X											32		No additional parking
Outdoor Display	X					X	X	X	X	X	SUP	SUP	X	32	11	No additional parking
Outdoor Storage	X					X	X	X	X	X	SUP	SUP	X	32	11	1 : 2,000 sq. ft. of outdoor storage
Outdoor Storage (Temporary)	X					X	X	X	X	X	SUP	SUP	X	32	11	No additional parking
Satellite Dish	X	X	X	X	X	X	X	X	X	X	X	X		32	12	No additional parking

Land Use Classification	Residential Districts					Nonresidential Districts					Special and Overlay Districts				Additional Development Standards	Parking
	AG	LDR	MDR	HDR	MH	NS	CR	CG	LI	HI	MU	DT	OSP	PD		
Stable (Private)	SUP	SUP						SUP						32	13	No additional parking
<b>Utility and Service Uses</b>																
Wireless Communication System	X	SUP	SUP	SUP	SUP	X	X	X	X	X	X	X		32	14	1 : 300 sq. ft. of associated buildings
Electrical Energy Generating Plant	X	X	X	X	X	X	X	X	X	X	X	X		32		1 : 300 sq. ft. of associated buildings
Electrical Substation	X	X	X	X	X	X	X	X	X	X	X	X		32		No additional parking
Electrical Transmission Line	X	X	X	X	X	X	X	X	X	X	X	X		32		No additional parking
Franchised Private Utility	X	X	X	X	X	X	X	X	X	X	X	X		32		No additional parking
Gas Line and Regulating Station	X	X	X	X	X	X	X	X	X	X				32		1 : 300 sq. ft. of associated buildings
Petroleum or Petroleum Products Pipeline	X	X	X	X	X	X	X	X	X	X				32	15	No additional parking
Public Facility, Use, or Utility	X	X	X	X	X	X	X	X	X	X	X	X	X	32		City determination
Studio, Radio or Television	X	X	X	X	X	X	X	X	X	X	X	X		32		1 : 300 sq. ft.
<b>Educational/Institutional and Special Uses</b>																
Assisted Living Facility				X		X	X	X				X		32		1 : 4 occupants
Cemetery or Mausoleum							X	X						32		1 : 400 sq. ft. of associated building
Child Care Facility, Daycare						X	X	X			SUP	X		32	16	1 : 5 enrolled children
Civic Club or Lodge (Nonfraternal)						X	X	X			SUP	X		32	17	1 : 200 sq. ft.
College or University								X	X		SUP	X		32		1 : 3 students + 1 : classroom
Community Residential Facility		SUP	SUP											32		1 : bed
Convent or Monastery	SUP	SUP	X	SUP	SUP	SUP					SUP	SUP		32		1 : 3 beds
Exhibition Area or Fairgrounds	SUP							SUP	SUP	SUP				32		20 : acre
Homeless Shelter								SUP						32		Office   1 : 400 sq. ft. + 1 : 6 beds
Hospital							X	X	X	X	X	X		32		1.5 : bed
Library	X	X	X	X	X	X	X	X			X	X		32		1 : 500 sq. ft.
Long-Term Acute Care Facility/Rehabilitation Hospital						X	X	X						32		1.5 : bed
Nursing and Personal Care Facility						X	X	X				X		32		1.5 : bed
Philanthropic Institutions						X	X	X			X	X		32		1 : 500 sq. ft.
Place of Worship	X	X	X	X	X	X	X	X	X	X	X	X		32		Non-fixed seats   1 : 150 sq. ft. Fixed seats   1 : 4 seats
Public Park, Playground or Community Center	X	X	X	X	X	X	X	X	X	X	X	X	X	32		City Determination
School, Elementary or Junior High	X	X	X	X	X	X	X	X	X	X	X	X	X	32	16	2 : classroom
School, High School	X	X	X	X	X	X	X	X	X	X	X	X	X	32	16	8 : classroom
School, Trade or Vocational						X	X	X	X	X		X		32		1 : 3 students + 1 : classroom
Urgent Care or Emergency Room						X	X	X			X	X		32		1 : 250 sq. ft.
<b>Recreational and Entertainment Uses</b>																
Amusement, Commercial (Indoor)						X	X	X			X	X		32		1 : 300 sq. ft.
Amusement, Commercial (Outdoor)							SUP	X	X		SUP	SUP		32	18	1 : 3 maximum number of patrons
Amusement, Game Room							SUP	X						32	19	1 : 2 game machines

**Section 3. Land Uses**  
**3.03. Land Use Table**

**City of Port Arthur**  
**Zoning Ordinance**

Land Use Classification	Residential Districts					Nonresidential Districts					Special and Overlay Districts				Additional Development Standards	Parking
	AG	LDR	MDR	HDR	MH	NS	CR	CG	LI	HI	MU	DT	OSP	PD		
Athletic Field or Stadium	X	X					X	X	X	X			X	32		1 : 4 seats
Bar/Tavern						SUP	X	X			X	X		32	20	1 : 300 sq. ft.
Carnival or Circus (Temporary)	X								X		X	X		32	21	1 : 3 maximum number of patrons
Country Club (Private)		X				X					SUP			32	22	1 : 400 sq. ft.
Event Center							X	X			X	X		32		1 : 3 maximum number of patrons
Golf Course (Private)		X						X			SUP		X	32		1 : 150 sq. ft. of indoor facilities + 4 : hole
Golf Course (Public)								X			X		X	32		1 : 150 sq. ft. of indoor facilities + 4 : hole
Recreational Vehicle (RV) Park	SUP				X				X	X				32	27	2 : RV Space
Tennis or Swim Club						X	X	X					X	32		0.5 : locker + parking for any restaurant/bar
Theatre, Indoor						SUP	X	X	X		SUP	X		32		1 : 4 seats
Theatre, Outdoor						SUP	SUP	X	X		SUP	SUP	X	32		Non-fixed seats   1 : 300 sq. ft. Fixed seats   1 : 4 seats
Zoo								X						32		1 : 500 sq. ft. of land area
<b>Transportation Related Uses</b>																
Airport, Heliport or Landing Field	X						SUP	SUP	SUP	X	SUP	SUP		32		Parking analysis for the proposed development shall be provided and parking estimate shall be approved by the Director of Planning
Marina Storage, Sales and Service								X	X					32		1 : 300 sq. ft. of associated buildings
Parking Lot or Structure, Passenger Motor Vehicle							X	X	X	X		X	X	32		No additional parking
Railroad Related Use										X				32		1 : 500 sq. ft.
Storage/Warehousing								X	X	X				32		Office   1 : 400 sq. ft. Warehouse   1 : 1,000 sq. ft.
Terminal, Cargo								X	X	X				32		1 : 500 sq. ft.
Terminal, Motor Freight								X	X	X				32		1 : 500 sq. ft.
Terminal, Transportation								X	X	X				32		1 : 500 sq. ft.
Wharves										X				32		1 : 500 sq. ft.
<b>Automobile Related Uses</b>																
Auto Storage or Wrecker Service							SUP	X	X	X				32	23	Office   1 : 400 sq. ft. Yard   1 : 2,000 sq. ft.
Automobile Auction								X	X					32		1 : 300 sq. ft.
Automobile Parts Sales							X	X						32		1 : 300 sq. ft.
Automobile Rental							X	X	X					32		1 : 750 sq. ft.
Automobile Repair, Major								X	X	X				32	23, 16	1 : 500 sq. ft. (5 spaces minimum)
Automobile Repair, Minor							X	X	X					32	23, 16	1 : 500 sq. ft. (5 spaces minimum)
Automobile Sales and Repair							SUP	X	X					32		1 : 750 sq. ft.

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	AG	LDR	MDR	HDR	MH	NS	CR	CG	LI	HI	MU	DT	OSP	PD				
Car Wash, Full Service							X	X							32	16	Wash bays + 2 queue spaces	
Car Wash, Self-Service							X	X							32	16	Wash bays + 2 queue spaces	
Dry Boat Storage								X	X	X					32		1 : 750 sq. ft.	
Gas Station						X	X	X	X	X					32		1 : 300 sq. ft. + fueling bay spaces requirement	
Tire Sales							X	X							32		1 : 300 sq. ft.	
Wrecking Storage or Salvage Yard									X	X					32	23	Office   1 : 400 sq. ft. Yard   1 : 2,000 sq. ft.	
<b>Service Type Uses</b>																		
Animal Services (Veterinarian, Grooming, Boarding), No Outside Pen						X	X	X				X			32		1 : 300 sq. ft.	
Animal Services (Veterinarian, Grooming, Boarding), With Outside Pens								X							32		1 : 300 sq. ft.	
Cleaning, Dry Cleaners Pick-Up and Drop-Off						X	X	X				X			32		1 : 300 sq. ft.	
Equipment for Sale or Rental (Outside)								SUP							32		1 : 500 sq. ft.	
Financial Institution with Drive-Thru						X	X	X							32		1 : 300 sq. ft.	
Financial Institution without Drive-Thru						X	X	X			X	X			32	16	1 : 300 sq. ft.	
Funeral Home							X	X							32		1 : 300 sq. ft.	
Funeral Home, Crematory (Accessory)							X	X							32		No additional parking	
Grocery, Convenience Store						X	X	X			X	X			32		1 : 300 sq. ft.	
Grocery, Market							X	X			X	X			32		1 : 400 sq. ft.	
Grocery, Supermarket							X	X			X				32		1 : 500 sq. ft.	
Hotel							X	X				X			32		1.5 : bed	
Household Appliance Service/Repair							X	X							32		1 : 400 sq. ft.	
Laundromat, Self-Service							X	X							32		1 : 300 sq. ft.	
Medical or Dental Clinic						X	X	X			X	X			32		1 : 300 sq. ft.	
Mini-Warehouse/Self-Storage								X	X	X					32		5 spaces adjacent to the office/entry + 1 space per 50 units	
Motel								X							32		1.5 : bed	
Museum or Art Gallery						X	X	X			X	X			32		1 : 300 sq. ft.	
Nursery, Retail						X	X	X							32		1 : 300 sq. ft.	
Package Store						SUP	X	X							32	24	1 : 300 sq. ft.	
Pawn Shop								X							32		1 : 300 sq. ft.	
Payday Loans, Check Cashing, and Bail Bonds						X	X	X							32	25	1 : 300 sq. ft.	
Professional Office, Local						X	X	X	X		X	X			32	26	1 : 300 sq. ft.	
Professional Office, Regional							X	X	X		SUP				32		1 : 300 sq. ft.	
Restaurant (without Drive-Thru Service)						X	X	X	X		X	X			32		1 : 200 sq. ft.	
Restaurant (with Drive-Thru Service)						X	X	X			X	SUP			32	16	1 : 200 sq. ft.	
Retail, Local						X	X	X			X	X			32		1 : 300 sq. ft.	
Retail, Regional								X	X	X	X	X			32		1 : 300 sq. ft.	
Salon, Barbershop, or Spa						For a Salon, Barbershop, or Spa in Residential Districts, See Home Occupation.					X	X	X	X	X	32		1 : 300 sq. ft.
Scientific and Research Laboratory								X	X	X					32		1 : 500 sq. ft.	

**Section 3. Land Uses**  
**3.03. Land Use Table**

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**Zoning Ordinance**

Land Use Classification	Residential Districts					Nonresidential Districts					Special and Overlay Districts				Additional Development Standards	Parking
	AG	LDR	MDR	HDR	MH	NS	CR	CG	LI	HI	MU	DT	OSP	PD		
Sexually Oriented Business									X	X				32	28	1 : 300 sq. ft.
Studio, Art Instruction					X	X	X	X			X	X		32		1 : 300 sq. ft.
Studio, Artisan Workshop					X	X	X	X	X		X	X		32		Retail/Office   1 : 400 sq. ft. Workshop   1 : 1,000 sq. ft.
Tattoo or Piercing Studio						X	X	X			X	X		32		1 : 300 sq. ft.
Tobacco or Vape Shop						X	X	X			X	X		32		1 : 300 sq. ft.
<b>Commercial Type Uses</b>																
Building Material Sales (Indoors)								X	X	X	X			32		1 : 300 sq. ft.
Cabinet Shop								X	X	X				32		1 : 500 sq. ft.
Commercial Truck Parking, Storage or Repair								X	X	X				32		1 : 500 sq. ft.
Commercial, General								X	X	X				32		1 : 500 sq. ft.
Commercial, Neighborhood						X	X	X	X	X				32		1 : 300 sq. ft.
Contractor Storage or Equipment Yard (Outdoor)								X	X	X				32		1 : 1,000 sq. ft. GFA
Heavy Machinery and Tool Shop								X	X	X				32		Office   1 : 400 sq. ft. Warehouse   1 : 1,000 sq. ft.
Laundry Cleaning Plant									X	X				32		1 : 800 sq. ft.
Manufactured Home Sales/Rental								X	X	X				32		1 : 750 sq. ft.
Plumbing and/or Heating and Cooling Shop								X	X	X				32		1 : 400 sq. ft.
Print Shop								X	X	X				32		1 : 400 sq. ft.
Welding or Machine Shop								X	X	X				32		1 : 500 sq. ft.
Wholesale Storage and Sales								X	X	X				32		1 : employee on largest shift, plus 1 : 3,000 sf
<b>Agricultural Type Uses</b>																
Agricultural, Commercial Crops	X									X				32	29	No additional parking
Agricultural, Commercial Fishery	X									X				32	29	No additional parking
Agricultural, Commercial Livestock	X									X				32	29	No additional parking
Agricultural, Commercial Livestock Sales	X									X				32	29	No additional parking
Mining and Storage of Mining Waste	X									X				32	29	No additional parking
Nursery, Wholesale	X							X	X	X				32	29	1 : 2,000 sq. ft. of warehouse + 1 : 300 sq. ft. of office
Petroleum or Gas Well	X	X	X	X	X	X	X	X	X	X	X	X		32	29, 30	No additional parking
Petroleum Storage and Collecting Facilities	X							SUP	SUP	SUP	SUP			32	29	No additional parking
Rock Quarry, Sand, Gravel or Earth Excavation	X									X				32	29, 31	No additional parking
Shell and Similar Pit and Strip Mining	X									X				32	29	No additional parking
Spoil Area	X									X				32	29	No additional parking
<b>Special Industrial Related Processes</b>																
Batch Plant, Permanent										X				32		No additional parking
Batch Plant, Temporary	X							X	X	X				32		No additional parking
Cement or Hydrated Lime Plant										X				32		No additional parking
Grain Elevator and Storage										X				32		1 : 500 sq. ft.
Sanitary Landfill										X				32		City determination

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	AG	LDR	MDR	HDR	MH	NS	CR	CG	LI	HI	MU	DT	OSP	PD		
Shipbuilding and Heavy Marine Construction										X				32	Office   1 : 400 sq. ft. Warehouse   1 : 1,000 sq. ft.	
Slaughter House or Meat Packing Plant										X				32	Office   1 : 400 sq. ft. Warehouse   1 : 1,000 sq. ft.	
<b>General Industrial and Manufacturing Processes</b>																
Alcohol Production, Macro									X	X				32	Office   1 : 400 sq. ft. Brewing   1 : 1,000 sq. ft.	
Alcohol Production, Micro								SUP	X	X	SUP	SUP		32	Office   1 : 400 sq. ft. Brewing   1 : 1,000 sq. ft. Dining   1 : 200 sq. ft.	
Manufacturing, Heavy										X				32	Office   1 : 400 sq. ft. Warehouse   1 : 1,000 sq. ft.	
Manufacturing, Light									X	X				32	Office   1 : 400 sq. ft. Warehouse   1 : 1,000 sq. ft.	