

City of Corpus Christi  
Guide to Permitted Uses in Zoning Districts (Unified Development Code)

This document is provided as a courtesy and shall not constitute zoning regulations or establish permitted uses. Permitted uses should be verified with the Unified Development Code (UDC) by contacting the Development Services Department at 361-826-3240.

**Residential Districts**

**FR Farm Rural District (Section 4.3.1.A)**

The "FR" zoning district includes lands that are relatively underdeveloped and agricultural in nature. This zoning district is intended to permit the continued use of the land for agricultural purposes. The "FR" District is the default zoning district for land newly-annexed to the City, but not yet placed in a zoning classification appropriate for final use.

**RE Residential Estate District (Section 4.3.1.B)**

The "RE" zoning district provides for single-family residential development of a spacious character together with related recreational facilities normally required to provide an orderly, attractive and spacious residential living environment. The lots are a minimum of 1 acre in area and are not intended to be served by City water, wastewater or storm water services. The "RE" zoning district is intended to retain a rural character.

**RS Single-Family 22, 15, 10, 6, 4.5 Districts (Section 4.3.1.C)**

The "RS" zoning districts provide for orderly suburban residential development and redevelopment. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood. Specifically, the "RS-4.5" District provides for residential development and redevelopment at a higher density than the other residential zoning districts. The numerical values of the zoning districts (i.e. 22, 15, 10, etc.) relate to the required minimum lot size of each zoning district. For example, "RS-6" equals a minimum lot size of 6,000 square feet.

**RS-TH Townhouse District (Section 4.4.1.B)**

The "-TH" zoning district allows smaller dwelling units than typically occurs in the Single-Family zoning districts. This zoning district is appropriate for infill development as well as for a transitional area from residential to nonresidential areas. A townhouse development may be platted and lots may be sold fee-simple or as condominiums or the development may occupy a single parcel with the units being leased.

**RS-TF Two-Family District (Section 4.4.1.A)**

The "-TF" zoning district maintains a generally spacious residential environment for single-family residential purposes as well as larger parcels of land appropriate for two-family houses. Population density and height of buildings are low enough to be compatible with neighboring single-family development. A minimum of two-unit townhouse structures are permitted per platted property provided each townhouse unit is in compliance with the current Building Code, as amended.

**RM Multifamily 1, 2, 3, and AT Districts (Section 4.4.1.C)**

The "RM" zoning districts provide a variety of housing types at multifamily densities. Housing types may take the form of single-family detached, zero lot line, and traditional semi-attached, two-family, townhouse or apartment units. These zoning districts are used in areas having convenient access to collector and arterial streets, and nearby civic and commercial uses, as well as employment opportunities. The "RM zoning districts are appropriate to be located adjacent to nonresidential districts. The numerical values of the zoning districts (i.e. 1, 2, 3, or AT) relate to the intensity of density of each zoning district. For example, the "RM-1" District allows a density of 22 dwelling units per acre while the "RM-3" District allows 36 dwelling units per acre.

**Non-Residential Districts**

**ON Neighborhood Office District (Section 4.5.1.B)**

The "ON" zoning district provides a location for office development. The uses allowed have relatively low traffic generation. Areas of the "ON" zoning district may be appropriate to be located adjacent to most residential uses and as a transition between residential and nonresidential areas.

**CN Neighborhood Commercial 1 and 2 Districts (Section 4.5.1.A)**

The "CN" zoning districts provide areas for commercial activity such as sale of convenience goods and personal services that primarily benefit nearby residential areas. Neighborhood commercial areas are generally located within neighborhoods and have pedestrian access to adjacent residential areas. Typical uses associated with this zoning district are small restaurants, retail, professional offices, and multifamily uses at a maximum density of 37 dwelling units per acre.

**CR Resort Commercial 1, 2, and 3 Districts (Section 4.5.1.C)**

The "CR" zoning districts provide for a wide variety of commercial activity such as tourist, water-oriented, retail commercial and indoor or outdoor amusement uses which reflect the character of a resort area. Emphasis is placed on establishing scenic and/or pedestrian corridors, walking and bike paths, amenities, and public open spaces.

**CG General Commercial 1 and 2 Districts (Section 4.5.1.D)**

The "CG" zoning districts provide sufficient space in appropriate locations for all types of commercial and service activity, particularly along arterial streets where a general mixture of such activity now exists. Such uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing. Typical uses associated with this zoning district are more intense commercial uses such as, larger restaurants, bars, retail, shopping centers, professional offices, mini-storage, vehicle sales and repair, and multifamily uses at a maximum density of 37 dwelling units per acre.

**CI Intensive Commercial District (Section 4.5.1.E)**

The "CI" zoning district is intended to provide for intense commercial service activities, as well as a few light manufacturing uses. Such uses may be large in scale and generate substantial traffic, making the "CI" zoning district only appropriate along freeways and major arterials.

**CBD Downtown Commercial District (Section 4.5.1.F)**

The "CBD" zoning district encompasses the retail and office core of the central business district. Individual uses are typically limited in size although there may be regular and occasionally heavy traffic. This zoning district is intended to ensure harmonious development, redevelopment and rehabilitation of uses in and around the core of historic downtown by integrating an appropriate mix of residential, public and civic office, retail and entertainment uses.

**BP Business Park District (Section 4.5.1.G)**

The "BP" zoning district provides uses in a modern, landscaped, park-like setting. In addition, this zoning district provides opportunities for employment closer to residences in residential areas with corresponding reduction of travel time from home to work. The "BP" zoning district typically has more traffic than in an office area, but fewer heavy vehicles than in an industrial area. Business parks often include commercial activities such as restaurants, banks, day care and similar uses that are intended only to serve the on-site community.

**IL Light Industrial District (Section 4.6.1.A)**

The "IL" zoning district accommodates light manufacturing, fabricating, warehousing and wholesale distributing in buildings with access by major arterials, freeways or railroads in either central or outlying locations.

**IH Heavy Industrial District (Section 4.6.1.B)**

The "IH" zoning district provides for industrial operations for all types that may be noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This zoning district is intended to serve the entire community and is not appropriate adjacent to a residential zoning district.

**CC Commercial Compatible District (Section 4.8.1.A)**

The "CC" zoning district provides for a wide range of business uses in appropriate locations, which can provide a buffer between residential uses and intensive public facilities, private businesses and manufacturing uses which could present a threat to public health, safety and welfare. This district uses are not characterized by uses that congregate large groups of people, unscreened outdoor storage, or uses that create nuisance factors of dust, odor and noise associated with certain business and manufacturing uses.

**IC Industrial Compatible District (Section 4.8.1.B)**

The "IC" zoning district provides for a wide range of industrial uses in appropriate locations, which can provide a buffer between residential uses and intensive public facilities, private businesses and manufacturing uses which could present a threat to public health, safety and welfare. This district uses are not characterized by uses that congregate large groups of people, unscreened outdoor storage, or uses that create nuisance factors of dust, odor and noise associated with certain business and manufacturing uses.

**Special Districts**

**RV Recreational Vehicle Park District (Section 6.1.2.A)**

The "RV" zoning district provides for the development of tourist accommodations which utilize Recreational Vehicle parks.

**RMH Manufactured Home District (Section 6.1.1.A)**

The "RMH" zoning district preserves appropriate land for the development for single-family residences utilizing manufactured home parks and subdivisions. Both parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units contained.

**CH Cottage Housing District (Section 4.7.1)**

The "CH" zoning district promotes a traditional neighborhood development pattern on a scale which serves to maintain and enhance existing small-city character.

**Overlay Districts**

**-PUD Planned Unit Development Overlay District (Section 6.2.1)**

The "-PUD" overlay zoning district encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses. The "-PUD" overlay allows a developer to deviate from the standard requirements of the UDC. In essence, a site with an approved PUD crafts a small zoning ordinance that is only applicable to that specific development.

**-H Historic Overlay District (Section 6.3.1)**

The "-H" overlay zoning district preserves areas of historical or cultural significance, including areas and landmarks.

**-IO Island Overlay District (Section 6.4.1)**

The "-IO" overlay zoning district promotes quality development on Padre Island as viewed from public rights-of-way. This zoning district is designed to create a distinctive quality of life of the area by promoting building design characteristic of a resort area including special regulations that preserve the characteristic nature of a barrier island of scenic and economic importance to the City.

**-SP Special Permit Overlay District (Section 3.6.1.A)**

The "-SP" overlay zoning district provides a means for developing certain uses in a manner in which the use will be compatible with adjacent properties and consistent with the character of the neighborhood.