

## **ORDINANCE NO. 1551**

**AN ORDINANCE PROVIDING FOR THE REVISION AND UPDATING OF THE ZONING REGULATIONS, THE ZONING MAP, AND USE CHART OF THE CITY OF LLANO, TEXAS; REPEALING ORDINANCE NO. 1453 AND ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR PENALTIES FOR THE VIOLATION OF THE ZONING REGULATIONS; PROVIDING FOR A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the City of Llano, Texas, has conducted extensive duties, surveys, hearings, and meetings to update the Zoning Ordinance originally enacted in 1949, and any amendments hereto, to meet the existing and future needs of the City of Llano, Texas, in conformance with the land use map for the development of the City, said ordinance is required and designed to lessen congestions in the streets, to secure safety from fire, panic and other dangers, promote health and general welfare, to provide adequate light and air, to prevent overcrowding of the land, to avoid undue concentration of population, and to facilitate the economic and adequate provision of transportation, water, sewer, drainage, schools, parks, and other facilities, and to protect historic structures; and

**WHEREAS,** the Planning and Zoning Commission has held public hearings and submitted a final report to the City Council; and

**WHEREAS,** Chapter 211 of the Texas Local Government Code authorizes the City to amend, supplement, change, modify or repeal the City's Zoning Ordinance; and

**WHEREAS,** the City Council has given due notice of hearings related to zoning districts, regulations, and restrictions, and has held public hearings; and

**WHEREAS,** all requirements of Chapter 211 of the Texas Local Government Code have been met.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LLANO, TEXAS:**

### **I.**

Exhibit "A" attached hereto and entitled "Use of Land and Buildings by District" Division 4, Section 110-451 amending the Use Chart of the City of Llano, Texas and shall be considered part of this ordinance as if fully set out herein.

### **II.**

Ordinance No. 1453 and all orders, resolutions, ordinances, or parts of ordinances in conflict with this ordinance, or inconsistent with the provisions of this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect.

### **III.**

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity of the ordinance as a whole or any part thereof than the part so declared to be invalid, unenforceable, or unconstitutional.

**IV.**

The terms and provisions of this ordinance shall be deemed to be severable and if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Ordinance.

**V.**

This Ordinance shall take effect immediately after its passage, approval, and publication as required by law. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption hereof as an alternative method of publication provided by law.

**PASSED AND APPROVED** by the City Council, the City of Llano, on this the 3<sup>rd</sup> day of March 2025.

Attest:

Handwritten signature of Kim Wagner in cursive script, positioned above a horizontal line.

Kim Wagner, City Secretary

CITY OF LLANO, TEXAS

Handwritten signature of Marion Bishop in cursive script, positioned above a horizontal line.

Marion Bishop, Mayor

**CITY OF LLANO, TEXAS  
ZONING ORDINANCE USE CHART**

ZONING DISTRICTS															
	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	R	NBD	CBD	COMMERCIAL	INDUSTRIAL	FS	
Accessory Building >250 Sqft	*	• S	S	S	S	S		S	S	S	S	S	S	S	
Accessory dwelling unit	*	S S	S	S	S	S		S	S	S	S	S	S	S	
Airport	*	•										•			
Alcohol sales	*								•	•	•	•		•	
All local utilities, municipal or franchised	*	• •	•	•	•	•	•	•	•	•	•	•	•	•	
Amateur radio, TV or CB antenna	*	• •	•	•	•	•	•	•	•	•		•		•	
Amusement arcade	*								•	•		•		•	
Antenna (commercial radio, TV, relay or microwave over 40 feet)	*	•										•	•		
Antique shop and used furniture	*								•	•	•	•		•	
Appliance rental									•	•		•		•	
Armed services recruiting center								•	•	•	•	•		•	
Art and craft supply store	*							•	•	•	•	•		•	
Assembly of heavy electronic devices	*												•		
Assembly of light electronic instruments and devices, enclosed building	*												•		
Assembly of radios and phonographs	*											•	•		
Athletic stadium or field, public/private	*	•										S	•		
Auto glass sales and repair									•	•		•	•	•	
Automobile leasing or renting	*											•	•		
Automobile parts and sales	*									•		•	•		
Automobile reconditioning, body/fender repair												•	•		
Automobile repair, major	*											•	•		
Automobile repair, minor	*									•		•	•		
Automobile sales	*											•	•		
Automobile service station	*									•		•			
Bakery and confectionary works, commercial	*								•	•		•	•	•	
Bakery or bake shop, retail	*							•	•	•	•	•		•	
Bank, savings and loan mortgage and and credit unions	*								•	•	•	•		•	
Banking, automated teller only									•	•	•	•		•	
Barbershop or beauty salon	*		S	S	S	S		•	•	•	•	•		•	
Batching plant, concrete or asphalt	*											S	•		
Batching plant, temporary	*	S										S	•		
Bed and breakfast	*	S S	S	S	S	S	S	S	S	•	•	•		S	
Bicycle, lawnmower sales/repair, enclosed									S			•	S	S	
Boardinghouse	*						•					•			
Boat sales/repairs												•	•		
Book bindery	*											•	•		
Bookstore	*							•	•	•	•	•		•	
Boot or shoe manufacturer												•	•		
Boot and shoe sales and repair	*				S	S	S		•	•	•	•		•	
Bottling works												•	•		
Brick company, sales												S	•		
Building materials and hardware, inside	*									•	•	•	•		
Building materials and hardware, outside	*									•	•	•	•		
Building materials and lumber storage yards and sales	*											•	•		
Business Trade School		•	S					•	•	•	•	•			
Bus terminal	*								•	•	•	•		•	
Cabinet and upholstery shop	*								•	•		•	•	•	
Candy manufacturing									•	•	•	•	•	•	
Caretaker/guard house	*	•										•	•		
Carting or express hauling												S	•		
Car Wash										•		•			
Cemetery or mausoleum, new or expansion	*	S													
Ceramics store	*							•	•	•	•	•		•	
Chamber of commerce								•	•	•		•		•	
Check cashing service and loan agency								•	•			•		•	
Child care or day care center	*	S S	S	S	S	S	S	•	S	•	•	•	•	S	
Church, including church related activities (i.e., day care, recreational building)	*	• •	•	•	•	•	•	•	•	•	•	•	•	•	
City, county, state and governmental offices	*	• •	•	•	•	•	•	•	•	•	•	•	•	•	

City Municipal Uses		•	•	•	•	•	•	•	•	•	•	•	•	•	•
Clothing or apparel	*							•	•	•	•	•	•	•	•
Commerical Antenna over 40 Feet		<b>S</b>											•	•	
Commercial amusement, indoor	*									•	<b>S</b>		•		
Commercial amusement, outdoor	*	<b>S</b>								<b>S</b>	<b>S</b>		<b>S</b>		
Commercial engraving									•	•	•		•	•	•

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	R	NBD	CBD	COMMERCIAL	INDUSTRIAL	FS
Commercial Kennel	S											•	•	
Commercial/Retail - Other Uses not Listed								S	S	S	S	S		S
Community center, private	* S	S	S	S	S	S	S			•	•	•		
Community home	•				•	•	•	•	•			•		•
Computer sales/repair	*							•	•	•	•	•		•
Concrete/Asphalt												S	•	
Condominiums	•			S	•	•	•			•				
Container Homes	•				S	S	S							
Contractor's shop or storage yard	*											•	•	
Convenience store with gas pumps									•	•		•		•
Convenience store without gas pumps								•	•	•		•		•
Cosmetics manufacturing, enclosed building												S	•	
Dairy products Manufacturing	* •											S	•	
Dancehall	*									S		•		
Dance studio or gymnastics	*							•	•	•	S	•		•
Dental Office			S					•	•	•	•	•		•
Department and dry goods store, retail	*								•	•	•	•		•
Detached private garage	* •	•	•	•	•	•	•	•	•	S		S		•
Dog kennel and veterinarian office, outside	* •											•		
Donut shop	*							•	•	•	•	•		•
Drapery manufacturing and sales												•	•	
Driving school									S	•		•		S
Drive through Alcohol sales												•		
Drug and pharmaceutical manufacturing, enclosed building												•	•	
Drug/Alcohol Rehab In/Out Patient								S				•		
Dry cleaning or shoe pickup/drop off	* •							•	•	•	•	•		•
Dry cleaning, small shop	* •							•	•	•		•		•
Dry cleaning plant or commercial laundry	* •											•	•	
Duplex				S	•	•	•							
Efficiency Home (300-899 Sqft)	* •				S	•								
Electrical Transmission Substation	* S	S	S	S	S	S	S	S		S	S	S	S	S
Express Hauling												•	•	
Fabric store	* •							•	•	•	•	•		•
Farm, ranch, garden or orchard	* •	•	•	•	•	•	•	•	•	•	•	•	•	•
Feedstore	* •								•	•		•		•
Firing range, indoor/outdoor	•											•	•	
Fitness Center	•							•	•	•	•	•		•
Flea market	* •									S		S		
Florist	* •		S		S	S		•	•	•	•	•		•
Food product manufacturing	•											S	•	
Foundry casting, nonferrous, enclosed building													•	
Fraternal club, lodge, sorority and fraternity, etc.	* •								•	•	•	•		•
Freight or truck terminal yard	* •											•	•	
Frozen food locker												•	•	
Funeral parlor or mortuary	* •		S									•		
Fur goods manufacturing, but no tanning, dyeing or slaughtering												•	•	
Furnishings	* •							•	•	•	•	•		•
Furniture manufacture	* •											•	•	
Furniture restoration	* •								•			•	•	•
Garage apartment	* •		S	S	•	•		•	•	S		•		•
Garden/Patio Home				S	•	•								
Gas regulating station	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Gift shop	•							•	•	•	•	•		•
Glass products from previously manufactured glass												•	•	
Golf course and country club	* •											•		
Greenhouse and nursery, commercial	* •											•	•	
Grocery store or food market	* S								•	•	•	•		•
Gunsmith			S						•	•	•	•		•
Halfway house	* S							S				S		
Headstone sales												•	•	
Heat processing													•	
Heating and air conditioning sales and service (HVAC)												•	•	
Heavy machinery sales and service	* •											•	•	



	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	R	NBD	CBD	COMMERCIAL	INDUSTRIAL	FS
Hospital	*	•						•	•			•		•
Hotel or motel	*	•								•	•	•		
Housing prefabrication													•	
Ice company sales, wholesale	*											•	•	
Ice cream or frozen yogurt sales	*							•	•	•	•	•		•
Industrial High risk or hazardous manufacturing, not wholly enclosed within a													S	
Industrial High risk or hazardous manufacturing, wholly enclosed within a													S	
Industrial Low risk industrial manufacturing, not wholly enclosed within a building													S	
Industrial Low risk industrial manufacturing, wholly enclosed within a building													S	
Industrialized housing		•	•		•	•	•	•				•		
Instrument and meter manufacturing	*												•	
Interior decorator's office	*							•	•	•	•	•		•
Jewelry and watch manufacturing	*	•						•	•	•	•	•	•	•
Jewelry Sales								•	•	•	•	•		•
Key shop or locksmith								•	•	•	•	•		•
Kiosk	*							•		•	•	•		
Landfill, commercial												S	S	
Landing strip Private		•												
Landscaping service		•										•		
Laundromat, self-service	*											•		
Leather goods fabrication	*												•	
Leather goods shop	*	•							•	•	•	•		•
Library, public	*	•	•	•	•	•	•	•	•	•	•	•	•	•
Light fabrication and assembly												S	•	
Light manufacturing	*	S										S	•	
Light sheet metal products		S										•	•	
Local Utilities		•	•	•	•	•	•	•	•	•	•	•		
Communication Service								•	•	•		•	•	•
Machine shop										•		•	•	
Manufactured home greater than 5 years old but less than 10 yrs old						S								
Manufactured housing sales	*											•	•	
Manufactured home less than than five years old						•								
Massage establishment	*								•	•	•	•		•
Manufactured home/Industrialized Home PARK	S					•								
Meat market, retail	*								•	•		•		•
Media Rental									•	•	•	•		•
Medical aids and equipment								•	•	•		•		•
Medical clinic or office	*		S					•	•	•	S	•		•
Medical laboratory	*							•				•	•	
Metal accessory building, >200 sq ft; <10% of total lot sq footage		•	S	S	S	•	•	•	•			•	•	•
Metal building, primary or main		•										S	•	
Metal fabrication												S	•	
Miniature golf, driving range and putting course	*	•										•		
Minor medical emergency clinic								•	•	•		•		•
Monument and headstone sales												•	•	
Motor raceway	*	S										S	S	
Motorcycle sales	*									•		•		
Moving company												•	•	
Multiple-family dwelling	*					•	•							
Municipal uses operated by the city	*	•	•	•	•	•	•	•	•	•	•	•	•	•
Museum or art gallery								•	•	•	•	•		•
Musical instrument sales and repair								•	•	•	•	•		•
Newspaper printing	*											•	•	
Novelty or jewelry shop	*							•	•	•	•	•		•
Nursery, retail	*	•							•	S		•		•
Nursery with outside storage	*	•										•		
Office, general, professional	*		S	S	S	S	S	•	•	•	•	•		•
Office showroom	*									•		•		
Official goods manufacturing													•	
Open or outside storage of products or materials, not screened		•										S	•	

Optical store	*			•					•	•	•	•	•		•
Outside display	*														•
Outside storage, screened	*	•												<b>S</b>	<b>S</b>

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	R	NBD	CBD	COMMERCIAL	INDUSTRIAL	FS	
Outside storage,unscreened		•										S			
Overnight delivery and service center												S	•		
Paint store	*								•	•		•		•	
Palm reading			S						•	•		•		•	
Paper and chemical supply												•	•		
Paper products manufacturing													•		
Parochial or Private School	*	•	•	•	•	•	•	•	•	•	•	•		S	
Pawnshop	*								•	•		•		S	
Perfume toilet soaps, enclosed building												S	•		
Pet shop	*								•	•	•	•		•	
Pharmacist or drugstore	*							•	•	•	•	•		•	
Photographer								•	•	•	•	•		•	
Plastic Goods Manufacturing													•		
Plastic products manufacturing, but not raw materials processing													•		
Plumbing shop and related services												•			
Portable building sales	*											•	•		
Printing company, commercial	*									•		•			
Printing shop	*							•	•	•		•		•	
Prison		S											S		
Private club with alcoholic beverage sales	*									•	•	•			
Private park	*	•	•		•	•	•	•		•		•			
Private Stable		•													
Private School		•	•	•	•	•	•	•	•	•	•	•	•	•	
Private utilities	*	S	S	S	S	S	S	S	S	S	S	S	S	S	
Private utility service yard		S	S	S	S	S	S	S	S	S	S	S	S	S	
Produce stand, including wood and other seasonal sales	*	Temporary certificate of occupancy by building official													
Public park or playground	*	•	•		•	•	•	•	•		•	•	•		
Public School		•	•	•	•	•	•	•	•	•	•	•	•	•	
Public Utilites		•	•	•	•	•	•	•	•	•	•	•	•	•	
Radio broadcasting, without tower	*								•		•	•	•	•	
Radio sales and installation										•	•	•			
Radio, television, or communications facilities (commercial)	*	•							S			S			
Real Estate Office/Sales									•	•	•	•			
Recreation vehicle sales/service	*											•	•		
Recreational vehicle park	*	•										S			
Recycling collection center	*											•	•		
Religious or philanthropic institutions not listed		S	S		S	S	S	S	S		•	•	•		
Research and scientific laboratory	*											S	•		
Restaurant, cafe or cafeteria	*								•	•	•	•		•	
Restaurant, drive-in	*								•	•	•	•		•	
Restaurant with drive-through									•	•	•	•		•	
Restaurant, incidental to main use	*								•	•	•	•		•	
Restaurant supply												•	•		
Retail service, incidental	*								•	•		•		•	
Retirement home/nursing home/assisted living	*	•			S	S		•	•			•			
Roller skating rink		•										•			
Roofing and siding supply												•	•		
School, public	*	•	•	•	•	•	•	•	•	•	•	•	•	•	
Security systems installation company									•	•	•	•		•	
Self-serve Mini Storage		S										•			
Shoe Manufacturing													•		
Shoe Store									•	•	•	•		•	
Shoe Repair									•	•	•	•		•	
Shopping Center	*	•								•		•			
Sign shop									•	•		•	•	•	
Single-family dwelling	*	•	•	•	•	•		•	•	•	•	•		•	
Single-family dwelling with retail use	*							S	•	S	S	•		•	
Single family dwelling w/Retail use dwelling upstairs								•	•	•	•	•		•	
Single-, two- or multifamily use above first floor level								•	•	•	•	•		•	
Soil testing laboratory		•		S					•	•		•	•	•	
Sporting goods, including firearm sales									•	•	•	•			
Sporting goods manufacturing	*												•		
Stable, commercial	*											S			

Stable, private	*	•															
Stained glass studio								•	•	•	•		•				•

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	R	NBD	CBD	COMMERCIAL	INDUSTRIAL	FS
Studio, photography	*							•	•	•	•	•		•
Tattoo parlor	*								•	•	•	•		•
Taxidermist	*	•								•		•		
Temporary sales and street vending	*									•	•	•		
Theater, indoor/outdoor	*									•	•	•		
Title Company			•					•	•	•	•	•		•
Tire dealer	*											•		
Tire retreading	*											•	•	
Toilet Perfume/Soap Enclosed/Sales								•				•	•	
Tool and machinery rental shop	*											•		
Tool manufacturer													•	
Townhome		•			S	•	S							
Trailer rental	*	•										•		
Trophy sales and engraving								•	•	•	•	•		•
Truck rental or leasing	*	•										•	S	
Truck repair and overhaul	*	•										•	S	
Truck sales	*											•	S	
Truck Terminal												S	•	
TV sales and repair								•	•	•		•		•
Used automotive auction	*	•											•	
Vacuum cleaner sales and service								•	•	•		•		•
Vehicle or car wash	*	•										•	•	
Veterinarian clinic, no outside pens	*	•								•	•	•		
Veterinarian clinic, with outside pens	*	•										•		
Wallpaper, flooring and carpet supply								•	•	•		•		•
Welding shop or company												•	•	
Wholesale beauty supply									•	•	•	•	•	•
Wholesale distribution center	*											S	•	
Wholesale sales	*											•	•	
Wrecking yard, auto salvage, junkyard or outside reclamation	*												S	
* See definition section in the appendix to this chapter for further explanation.														
• ALLOWED USE														
S - SPECIFIC USE REQUIRED														