

Development Guidelines

Outlined below are the subjects and issues affecting downtown development

For any issues that are not addressed below, please contact the Main Street Coordinator

- Beck McCarty: bmccarty@ennistx.gov

Alcoholic Beverage Establishments

- ABEs are differentiated by those with a food & beverage certificate and those without.
 - ABE with a F&B certificate: (restaurant serving alcohol beverages)
 - Specific Use Permit is not required
 - No distance restriction
 - ABE without a F&B certificate (private club / bar / pub, etc)
 - Specific Use Permit is required
 - 300' distance restriction (variances can be considered)

Certificates of Appropriateness (CofA)

- Are required for any activity that changes the exterior of downtown buildings.
- CofAs are issued by the Historic Landmark Commission
- [CofA Application](#)
- CofAs are received and process by the Inspections Dept.
 - Address: 105 South Preston
 - Phone: 972-875-6442

Ground Floor Residential

- Is allowed in the Downtown
 - Front 50% must be retail
 - Rear 50% can be residential

Murals

- Are allowed in the Downtown
- There is a fine line between murals "well done" and graffiti.
- Murals are subject to the Certificate of Appropriateness application and process

Parking

- There is no reserved parking in Downtown
- There are several businesses who ask drivers to voluntarily reserve parking

A-Frame (Sandwich) Signs

- Are allowed in the Downtown
- [A-Frame Sign Guidelines](#)

Sidewalk Cafes

- Are allowed in the Downtown
- Requires a permit issued by the Inspections Dept.