

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Aerial surveying											X
Aircraft fuel sales											S
Aircraft service/maintenance											X
Airplane/airplane parts storage											X
Airport/heliport/landing field											X
Ambulance service, private									X	X	
Amusement center - Inside activities only							S	S	S		
Amusement center - Outside activities permitted								S	S		
Animal clinic - Inside boarding only							X	X	X		
Animal clinic - Outside boarding permitted									X	X	
Animal hospital - Inside boarding only									X		
Animal hospital - Outside boarding permitted									X	X	
Antique store							X	X	X		
Apartment home						X					
Appliance repair									X		
Armory/munitions storage										S	
Art gallery							X	X	X		
Assisted living facility						X	X	X			
Bakery, commercial										X	
Bakery, retail							X	X	X		
Bank or financial institution							X	X	X		
Bar/tavern/private club (5)									X		
Barber or beauty shop							X	X	X		
Barn - Livestock/farm equipment/farm supply storage	X										

Close

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Bed-and-breakfast inn (3)	S	S	S	S			X	X	X		
Bicycle sales/service								X	X		
Boat sales/service - Outside storage of boat inventory permitted									X		
Body piercing/tattoo/permanent cosmetics studio									X		
Book or stationery store							X	X	X		
Brewery, large-scale production (5)										X	
Building materials sales - Outside storage permitted									X		
Business/professional/administrative/											
medical/dental office							X	X	X	X	
Cabinet shop									X	X	
Camera/photographic supply/equipment shop							X	X	X		
Car title loan business								S	S		
Car wash								X	X		
Caretaker's quarters	X	X	S								
Caretaker's quarters, resident manager									X	X	
Catering service								X	X		
Cemetery/mausoleum	S	S	S				S	S	S		S
Check-cashing business									S	S	
Church or other place of worship		S	S	S	S	S	S	S	S	S	
Clothing/apparel store							X	X	X		
Cluster home											
College/university									X		
Community garden	X						X				
Concrete/asphalt batch plant										S	
Condominium home						X					

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Construction field office		P	P	P	P	P	P	P	P	P	P
Contractor 's office - No outside storage							X	X	X	X	
Contractor's office - Outside storage permitted										X	
Convenience store									X		
Convenience store with gasoline sales									X		
Country club, private		S	S	S	S						
Dance hall									X	X	
Data center									X	X	
Day care, adult							X	X	X		
Day care, child							X	X	X		
Day spa							X	X	X		
Department store									X		
Distribution center (1)										X	
Driving instruction school									X		
Drug store/pharmacy								X	X		
Duplex home											
Equipment rental, heavy/construction equipment - Outside storage of rental equipment permitted									X	X	
Exterminating service										X	
Fabric store							X	X	X		
Farm equipment/supply sales - Outside storage of farm equipment permitted									X		
Farmer's market	P						P	P	P		
Farming	X										
Feed/grain/hay storage	X										
Fine arts studio							X	X	X		
Fine arts studio with small-scale production									X	X	
Fire, EMS facilities	S	S	S	S	S	S	X	X	X	X	

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Flight school											X
Florist							X	X	X		
Food truck park									S		
Fraternal organization/civic club							X	X	X		
Funeral home/mortuary								X	X		
Garden center							X	X	X		
Gardening	X	X	X	X	X	X	X				
Gasoline service station									X		
Gift shop							X	X	X		
Glass sales, retail									X		
Golf course, private		S	S	S	S						
Golf course, public		S	S	S	S						
Grocery store								X	X		
Guest house	X	X	S								
Halfway house/transitional home					S	S	S				
Hardware store (4)								X	X		
Health club/fitness center								X	X		
Home decor/accessory sales							X	X	X		
Home furniture/furnishings/appliance store									X		
Home improvement center - Outside storage of customary items permitted (1), (4)									X		
Home office	X	X	X	X	X	X					
Hospital	S						S	S	S	S	
Hotel									X		
Household electrical/electronic equipment sales/repair - No outside storage								X	X		
Household equipment rental - No outside storage								X	X		

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Household equipment rental - Outside storage of weather-resistant inventory permitted									X	X	
Interior design/decorating studio							X	X	X		
Jewelry store							X	X	X		
Landscape nursery, wholesale - Outside storage of plant inventory permitted	X									X	
Laundromat								X	X		
Laundry/dry cleaning pickup location							X	X	X		
Laundry/dry cleaning plant										X	
Lawnmower sales/service									X		
Leather goods/luggage store							X	X	X		
Liquor/wine package sales (5)								X	X		
Locksmith								X	X		
Machine shop/metal fabrication/welding shop - No outside storage or operations									X	X	
Mailing service							X	X	X		
Manufactured home					X						
Manufacturing, heavy (1)										X	
Manufacturing, light (1)									X	X	
Martial arts school								X	X		
Massage therapy clinic (6)							X	X	X		
Medical/dental lab								X	X	X	
Microbrewery/craft brewery (5)									X		
Mini-warehouse (see self-storage facility)											
Minor emergency care/urgent care facility -								X	X		

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Outpatient services only											
Mobile/manufactured home sales - Outside storage of home inventory permitted									X		
Modular home					X						
Motel									S	S	
Motor vehicle body shop (1)									X	X	
Motor vehicle parts/accessory sales									X		
Motor vehicle rental - Outside storage of vehicle inventory permitted									X		
Motor vehicle repair shop, major (1)									X	X	
Motor vehicle repair shop, minor (1)								X	X	X	
Motor vehicle sales/leasing center, new or used - Outside storage of vehicle inventory permitted (1)									X		
Motor vehicle storage lot - Outside storage of vehicle inventory permitted									X		
Movie theater (6)									X		
Musical instrument sales/repair								X	X		
Neighborhood recreation/amenity center		X	X	X	X	X					
Nonprofit/charitable/comm unity service organization							X	X	X		
Nursing home/skilled nursing center						X		X	X		
Office furniture/furnishings/supply/equipment sales								X	X		
Optical goods store							X	X	X		
Paint/wallpaper store								X	X		
Parking lot, accessory						X	X	X	X	X	X

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Parking lot or garage, commercial off-street									X	X	
Parking lot, off-site							S	S	S	S	S
Patio home											
Pawnshop										X	
Payday advance/loan business									S	S	
Pet/pet supply sales/grooming								X	X		
Pet boarding - Inside kennels only (7)								X	X		
Pet boarding - Outside kennels permitted (7)	X										
Photography studio							X	X	X		
Picture framing shop							X	X	X		
Plumbing parts/equipment sales/repair - No outside storage									X		
Portable building sales - Outside storage of building inventory permitted									X	X	
Print shop, major										X	
Print shop, minor								X	X		
Psychic reader/fortune teller									S		
Public buildings/facilities - Municipal, school district, county, state, federal	S	S	S	S	S	S	S	S	S	S	S
Public parks	X	X	X	X	X	X	X	X	X	X	
Public utility/utility district facility	S	S	S	S	S	S	S	S	S	S	S
Quarry										S	
Radio/television/microwave/cell tower	S	S	S				S	S	S	S	
Radio/television studio									X		
Real estate sales office, temporary			X	X	X	X					

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Rehabilitation center								X	X		
Resident manager/caretaker quarters									S	S	
Resort	S						S	S	S	S	S
Restaurant, dine-in								X	X		
Restaurant with drive-through or drive-in service (2)								X	X		
Retail center, convenience (4)							X	X	X		
Retail center, neighborhood/community (4)								X	X		
Retail center, regional (4)									X		
Riding academy/stables, commercial	X										
Rifle/pistol/archery range									S	S	
School, private/parochial	S	X	X	X	X	X	X	X	X		
School, public	S	X	X	X	X	X	X	X	X		
Scientific/research/development laboratory									X	X	
Self-storage facility (1)									X	X	
Shoe repair							X	X	X		
Showroom (1)									X	X	
Sign printing shop								X	X	X	
Sign manufacturing									X	X	
Single-family home	X	X	X	X	X						
Sporting goods store								X	X		
Surgical center	S						S	S	S	S	
Tailor shop/alterations							X	X	X		
Technical/occupational training school									X	X	
Theater/stage/live performance venue - Inside (6)								X	X		
Theater/stage/live performance venue - Outside (6)	S						S	S	S	S	S

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Thrift store/secondhand store - No outside storage									X		
Tobacco shop								X	X		
Townhome											
Toy/hobby shop (4)								X	X		
Toy/hobby store (4)									X		
Tree farm - Outside storage of tree inventory permitted	X										
Trophy store							X	X	X		
Upholstery shop									X	X	
Warehouse (1)										X	
Wholesale establishment (1)										X	
Wind energy system	S	S	S				S	S	S	S	
Wrecker service - No outside storage of vehicles except tow trucks										X	

**KEY**

Uses not listed in this table, unless essentially the same as another listed use as determined by the city manager or designee, shall require a special use permit.

X = Permitted

S = Special use permit required

P = Special permission from the city council or city manager or designee required

**NOTES**

- (1) No overhead doors or blank, unadorned walls facing the street; all operations conducted indoors.
- (2) Subject to city review and approval of a traffic impact analysis.
- (3) Certificate of occupancy required.
- (4) Size limitations apply.
- (5) Subject to article 4.02, Alcoholic Beverages, of the City of Bulverde Code of Ordinances, as amended.
- (6) Subject to article 4.03, Sexually Oriented Businesses, of the City of Bulverde Code of Ordinances, as amended.
- (7) Subject to chapter 2, Animal Control, of the City of Bulverde Code of Ordinances, as amended.