

**Sec. 14.04.002 Permitted uses**

The following uses shall be permitted in the zoning districts indicated either by right, by special use permit, or by permit of the city council or city manager.

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Accessory building	X	X	X	X	X	X					
Aerial surveying											X
Aircraft fuel sales											
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		











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											
Public parks	X	X	X	X	X	X	X	X	X	X	X
Public utility/utility district facility											
Quarry											S
Radio/television/microwave/cell tower											
Radio/television studio									X		
Real estate sales office, temporary			X	X	X	X					
Rehabilitation center								X	X		
Resident manager/caretaker quarters									S	S	
Resort											
Restaurant, dine-in								X	X		
Restaurant with drive-through or drive-in service (2)								X	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											
Wrecker service - No outside storage of vehicles except tow trucks										X	

(Ordinance 437, ex. A, adopted 9/13/16; Ordinance 668 adopted 10/12/21; Ordinance 679 adopted 12/14/21)

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.

**KEY**

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.