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	Х	Х	х	х	Х	Х					
Aerial surveying											Х
Aircraft fuel sales											
Aircraft service/maintenance											Х
Airplane/airplane parts storage											Х
Airport/heliport/landing field											х
Ambulance service, private									Х	х	
Amusement center - Inside activities only							S	S	S		
Amusement center - Outside activities permitted								S	S		
Animal clinic - Inside boarding only							Х	Х	Х		
Animal clinic - Outside boarding permitted									×	X	
Animal hospital - Inside boarding only									X		
Animal hospital - Outside boarding permitted									×	×	
Antique store							X	X	х		
Apartment home						X					
Appliance repair									x		
Armory/munitions storage										s	
Art gallery							X	X	X		
Assisted living facility						х	х	х			
Bakery, commercial										Х	
Bakery, retail							х	х	х		
Bank or financial institution							Х	Х	Х		

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Bar/tavern/private club (5)									Х		
Barber or beauty shop							Х	Х	Х		
Barn - Livestock/farm equipment/farm supply storage	×										
Bed-and-breakfast inn (3)	s	S	S	S			Х	Х	Х		
Bicycle sales/service								X	Х		
Boat sales/service - Outside storage of boat inventory permitted									Х		
Body piercing/tattoo/permanent cosmetics studio									Х		
Book or stationery store							Х	×	х		
Brewery, large-scale production (5)										Х	
Building materials sales - Outside storage permitted									Х		
Business/professional/administrative/											
medical/dental office							Х	х	Х	X	
Cabinet shop									Х	×	
Camera/photographic supply/equipment shop							X	×	X		
Car title loan business								S	S		
Car wash								Х	X		
Caretaker's quarters	Х	х	S								
Caretaker's quarters, resident manager									х	х	
Catering service								Х	х		
Cemetery/mausoleum											
Check-cashing business									S	s	
Church or other place of worship		S	S	S	S	S	S	s	S	S	
Clothing/apparel store							х	×	х		
Cluster home											
College/university									Х		

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Community garden	X		~				Х				
Concrete/asphalt batch plant										S	
Condominium home						X					
Construction field office		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Contractor 's office - No outside storage							X	Х	Х	×	
Contractor's office - Outside storage permitted										×	
Convenience store									Х		
Convenience store with gasoline sales									х		
Country club, private		s	s	s	s						
Dance hall									X	X	
Data center									Х	×	
Day care, adult							Х	Х	X		
Day care, child							х	Х	Х		
Day spa							Х	×	х		
Department store									Х		-
Distribution center (1)										x	
Driving instruction school									Х		
Drug store/pharmacy								X	Х		
Duplex home											
Equipment rental, heavy/construction equipment - Outside storage of rental equipment permitted									Х	х	
Exterminating service										х	
Fabric store							х	х	х		
Farm equipment/supply sales - Outside storage of farm equipment permitted									×		
Farmer's market	Р						Р	Р	Р		
Farming	Х										

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Feed/grain/hay storage	Х										
Fine arts studio							Х	Х	Х		
Fine arts studio with small-scale production									Х	×	
Fire, EMS facilities	S	S	S	S	s	S	Х	Х	Х	х	
Flight school											Х
Florist							X	Х	х		
Food truck park									S		
Fraternal organization/civic club							х	X	Х		
Funeral home/mortuary								x	Х		
Garden center							Х	х	х		
Gardening	Х	х	Х	х	х	Х	Х				
Gasoline service station									×		
Gift shop							Х	Х	х		
Glass sales, retail									Х		
Golf course, private		s	S	S	S						
Golf course, public		s	s	S	S						
Grocery store								х	×		
Guest house	Х	Х	s								
Halfway house/transitional home					S	s	S				
Hardware store (4)								х	х		
Health club/fitness center								х	х		
Home decor/accessory sales							×	×	х		
Home furniture/furnishings/appliance store									х		
Home improvement center - Outside storage of customary items permitted (1), (4)									×		
Home office	Х	х	х	х	х	х					
Hospital											

Hotel						х		
Household electrical/electronic equipment sales/repair - No outside storage					х	Х		
Household equipment rental - No outside storage					X	Х		
Household equipment rental - Outside storage of weather-resistant inventory permitted						Х	×	
Interior design/decorating studio				Х	Х	Х		
Jewelry store				Х	Х	Х		
Landscape nursery, wholesale - Outside storage of plant inventory permitted	Х						Х	
Laundromat					Х	Х		
Laundry/dry cleaning pickup location				Х	Х	X		
Laundry/dry cleaning plant							×	
Lawnmower sales/service						X		
Leather goods/luggage store				х	Х	х		
Liquor/wine package sales (5)					X	Х		
Locksmith					х	х		
Machine shop/metal fabrication/welding shop - No outside storage or operations						X	Х	
Mailing service				х	х	X		
Manufactured home			Х	,				
Manufacturing, heavy (1)							х	
Manufacturing, light (1)						×	х	
Martial arts school					х	×		
Massage therapy clinic (6)				×	х	×		
Medical/dental lab					х	х	Х	
Microbrewery/craft brewery (5)						х		
Mini-warehouse (see self-storage								

facility)										
Minor emergency care/urgent care facility - Outpatient services only							x	Х		
Mobile/manufactured home sales - Outside storage of home inventory permitted								Х		
Modular home				Х						
Motel								S	s	
Motor vehicle body shop (1)								Х	×	
Motor vehicle parts/accessory sales								Х		
Motor vehicle rental - Outside storage of vehicle inventory permitted								Х		
Motor vehicle repair shop, major (1)								х	х	
Motor vehicle repair shop, minor (1)							х	Х	Х	
Motor vehicle sales/leasing center, new or used - Outside storage of vehicle inventory permitted (1)								х		
Motor vehicle storage lot - Outside storage of vehicle inventory permitted								X		
Movie theater (6)								Х		
Musical instrument sales/repair							x	X		
Neighborhood recreation/amenity center	х	Х	×	Х	X					
Nonprofit/charitable/community service organization						×	×	Х		
Nursing home/skilled nursing center					Х		Х	х		
Office furniture/furnishings/supply/ equipment sales	A - I						Х	X		
Optical goods store						Х	Х	х		
Paint/wallpaper store							Х	x		
Parking lot, accessory					х	×	×	х	х	Х
Parking lot or garage, commercial off- street								х	х	
Parking lot, off-site										

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Patio home											
Pawnshop										Х	
Payday advance/loan business									S	S	
Pet/pet supply sales/grooming								Х	Х		
Pet boarding - Inside kennels only (7)								Х	Х		
Pet boarding - Outside kennels permitted (7)	Х										
Photography studio							Х	Х	Х		
Picture framing shop							х	Х	Х		
Plumbing parts/equipment sales/repair - No outside storage									Х		
Portable building sales - Outside storage of building inventory permitted									X	X	
Print shop, major										×	
Print shop, minor								Х	Х		
Psychic reader/fortune teller									S		
Public buildings/facilities - Municipal, school district, county, state, federal											
Public parks	Х	х	Х	х	х	Х	х	Х	Х	×	
Public utility/utility district facility											
Quarry										s	
Radio/television/microwave/cell tower											
Radio/television studio									X		
Real estate sales office, temporary			х	Х	х	х					
Rehabilitation center								х	х		
Resident manager/caretaker quarters									S	S	
Resort											
Restaurant, dine-in								×	х		
Restaurant with drive- through or drive- in service (2)								×	X		

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Retail center, convenience (4)							Х	Х	Х		
Retail center, neighborhood/community (4)								Х	X		
Retail center, regional (4)	***************************************								Х		
Riding academy/stables, commercial	Х										
Rifle/pistol/archery range									S	S	
School, private/parochial	S	Х	Х	Х	Х	Х	х	Х	х		
School, public	S	Х	Х	Х	Х	Х	х	Х	Х		
Scientific/research/development laboratory									х	Х	
Self-storage facility (1)									х	х	
Shoe repair							х	х	х		
Showroom (1)									х	х	
Sign printing shop								Х	х	х	
Sign manufacturing									х	×	
Single-family home	Х	х	×	Х	х						
Sporting goods store								х	х		
Surgical center											
Tailor shop/alterations							х	х	х		
Technical/occupational training school									х	×	
Theater/stage/live performance venue - Inside (6)								X	X		
Theater/stage/live performance venue - Outside (6)											
Thrift store/secondhand store - No outside storage									х		
Tobacco shop								х	х		
Townhome											
Toy/hobby shop (4)								×	х		
Toy/hobby store (4)									х		

Tree farm - Outside storage of tree inventory permitted	Х							
Trophy store				Х	Х	Х		
Upholstery shop						Х	X	
Warehouse (1)							Х	
Wholesale establishment (1)							х	
Wind energy system								
Wrecker service - No outside storage of vehicles except tow trucks							Х	

(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.