

SECTION 14.4.

PERMITTED AND PROHIBITED USES

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14.4.1. Intent

1. The use of land and/or buildings shall be in accordance with the uses and districts listed in Section 14.4.2., Permitted Uses and Section 14.4.3., Prohibited Uses. No land or building shall hereafter be used and no building or structure shall be erected, altered or converted other than for the uses and districts specified.
2. The uses shall be as defined in Section 14.2., Definitions, of this ordinance.
3. Uses not listed in the table of permitted uses unless they are deemed to be essentially the same as another listed uses as determined by the city manager or designee, shall require a special use permit as described in Section 14.1., Administration and General Provisions.
4. Prohibited Uses as specified below are not allowed within the limits of the City of Bulverde and shall not be eligible for a special use permit.

14.4.2. 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	PD	SUP
A - B													
Accessory Building	X	X	X	X	X	X							
Aerial Surveying											X		
Aircraft Fuel Sales													
Aircraft Service/Maintenance											X		
Airplane/Airplane Parts Storage											X		

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
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			X	
Apartment Home						X						X	
Appliance Repair									X				
Armory/Munitions Storage										S			
Art Gallery							X	X	X			X	
Assisted Living Facility							X	X				X	
Bakery, Commercial										X			
Bakery, Retail							X	X	X			X	
Bank or Financial Institution							X	X	X			X	
Bar/Tavern/Private Club (5)									X			X	
Barber or Beauty Shop							X	X	X			X	
Barn - Livestock/Farm Equipment/Farm Supply Storage	X												
Bed-and-Breakfast Inn (3)	S	S	S	S			X	X	X				
Bicycle Sales/Service								X	X			X	

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
Boat Sales/Service - Outside Storage of Boat Inventory Permitted									X				
Body Piercing/Tattoo/Permanent Cosmetics Studio									X				
Book or Stationery Store							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		X	
C - D													
Cabinet Shop									X	X			
Camera/Photographic Supply/ Equipment Shop							X	X					
Car Title Loan Business								S	S				
Car Wash								X	X				
Caretaker's Quarters	X	X											
Caretaker's Quarters, Resident Manager									X	X			
Catering Service								X	X			X	
Cemetery/Mausoleum													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			X	
Cluster Home												X	
College/University									X			X	
Community Garden	X	X					X					X	

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
Concrete/Asphalt Batch Plant										S			
Condominium Home						X						X	
Construction Field Office		P	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			X	
Convenience Store with Gasoline Sales									X				
Country Club, Private		S	S	S	S							X	
Dance Hall									X	X			
Data Center									X	X		X	
Day Care, Adult							X	X	X			X	
Day Care, Child							X	X	X			X	
Day Spa							X	X	X			X	
Department Store									X			X	
Distribution Center (1)										X			
Driving Instruction School									X				
Drug Store/Pharmacy								X	X			X	
Duplex Home												X	
E - F													
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				

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
Farmer's Market	P						P	P	P			P	
Farming	X												
Feed/Grain/Hay Storage	X						X	X	X			X	
Fine Arts Studio									X	X			
Fine Arts Studio with Small-scale Production									X	X			
Fire, EMS Facilities	S	S	S	S	S	S	X	X	X	X			
Flight School										X			
Florist							X	X	X			X	
Food Truck Park									S			X	
Fraternal Organization/Civic Club							X	X	X				
Funeral Home/Mortuary								X	X				
G - H													
Garden Center							X	X	X			X	
Gardening	X	X	X	X	X	X	X					X	
Gasoline Service Station									X				
Gift Shop							X	X	X			X	
Glass Sales, Retail									X				
Golf Course, Private		S	S	S	S	S						X	
Golf Course, Public		S	S	S	S	S						X	
Grocery Store								X	X			X	
Guest House	X	X											
Halfway House/Transitional Home					S	S	S						
Hardware Store (4)								X	X			X	
Health Club/Fitness Center								X	X			X	
Home Décor/Accessory Sales							X	X	X			X	
Home Furniture/Furnishings/Appliance Store									X			X	

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
Home Improvement Center - Outside Storage of Customary Items Permitted (1), (4)									X			X	
Home Office	X	X	X	X	X	X						X	
Hospital												X	
Hotel									X			X	
Household Electrical/Electronic Equipment Sales/Repair - No Outside Storage								X	X			X	
Household Equipment Rental - No Outside Storage								X	X				
Household Equipment Rental - Outside Storage of Weather-resistant Inventory Permitted									X	X			
I - J													
Interior Design/Decorating Studio							X	X	X			X	
Jewelry Store							X	X	X			X	
K - L													
Landscape Nursery, Wholesale - Outside Storage of Plant Inventory Permitted	X									X			
Laundromat								X	X			X	
Laundry/Dry Cleaning Pickup Location							X	X	X			X	
Laundry/Dry Cleaning Plant										X			
Lawnmower Sales/Service									X				
Leather Goods/Luggage Store							X	X	X			X	

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
Liquor/Wine Package Sales (5)								X	X			X	
Locksmith								X	X				
M - N													
Machine Shop/Metal Fabrication/Welding Shop - No Outside Storage or Operations									X	X			
Mailing Service							X	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			X	
Medical/Dental Lab								X	X	X		X	
Microbrewery/Craft Brewery (5)									X			X	
Mini-warehouse (see Self-storage Facility)													
Minor Emergency Care/Urgent Care Facility - Outpatient Services Only								X	X			X	
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				

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
Quarry										S			
Radio/Television/Microwave/ Cell Tower													S
Radio/Television Studio									X				
Real Estate Sales Office, Temporary			X	X	X	X							
Rehabilitation Center								X					
Resident Manager/Caretaker Quarters									S	S			
Resort												X	S
Restaurant, Dine-in								X	X			X	
Restaurant with Drive- through or Drive-in Service (2)								X	X			X	
Retail Center, Convenience (4)							X	X	X			X	
Retail Center, Neighborhood/ Community (4)								X	X			X	
Retail Center, Regional (4)									X			X	
Riding Academy/Stables, Commercial	X												
Rifle/Pistol/Archery Range									S	S			
S - T													
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		X	
Self-storage Facility (1)							X	X	X	X		X	
Shoe Repair									X	X		X	
Showroom (1)									X	X			
Sign Printing Shop								X	X	X			

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
Sign Manufacturing									X	X			
Single-family Home	X	X	X	X	X							X	
Sporting Goods Store								X	X			X	
Surgical Center													
Tailor Shop/Alterations							X	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
Thrift Store/Second-hand Store - No Outside Storage									X				
Tobacco Shop								X	X			X	
Townhome												X	
Toy/Hobby Shop (4)								X	X			X	
Toy/Hobby Store (4)									X			X	
Tree Farm - Outside Storage of Tree Inventory Permitted	X												
Trophy Store							X	X	X				
U - Z													
Upholstery Shop									X	X			
Warehouse (1)										X			
Wholesale Establishment (1)										X			
Wind Energy System													S
Wrecker Service - No Outside Storage of Vehicles Except Tow Trucks										X			
<p>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.</p>													

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV	PD	SUP
	KEY												
	NOTES												
X = Permitted	<p>(1) No overhead doors or blank, unadorned walls facing the street; all operations conducted indoors</p> <p>(2) Subject to City review and approval of a Traffic Impact Analysis</p> <p>(3) Certificate of Occupancy required</p> <p>(4) Size limitations apply</p> <p>(5) Subject to Article 4.02, Alcoholic Beverages, of the City of Bulverde Code of Ordinances, as amended</p> <p>(6) Subject to Article 4.03, Sexually Oriented Businesses, of the City of Bulverde Code of Ordinances, as amended</p> <p>(7) Subject to Chapter 2, Animal Control, of the City of Bulverde Code of Ordinances, as amended</p>												
S = Special Use Permit Required													
P = Special permission from the City Council or City Manager or designee required													

14.4.3. Prohibited Uses

1. Animals

The following animal-related uses and activities shall be limited or prohibited within the corporate limits of the City of Bulverde. The provisions of Chapter 2, Animal Control, City of Bulverde Code of Ordinances, as amended shall also apply.

- A.** Commercial breeding or feeding of animals, birds, poultry, fish or reptiles, the operation of a commercial dairy and the operation of a rodeo or roping arena is prohibited.
- B.** Outdoor kennels affiliated with an animal clinic, animal hospital or pet boarding establishment shall be limited as provided herein.
- C.** These restrictions shall not be construed to prohibit the keeping of a reasonable number of domestic animals for family enjoyment, but where such domestic animals are kept, the premises