



## ***UDC Amendment Request Application for Internal Parties*** ***(City of San Antonio Departments)***

### ***Part 1. Applicant Information***

Name: Cat Hernandez on behalf Zoning Commission Organization (if applicable): Development Services  
Address: 1901 S Alamo St  
Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Include title if representing a governmental agency or public/private organization)

### ***Part 2. Basis for Update (check only one)***

- ☐ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC  
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☐ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☒ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- ☐ City of San Antonio Staff Amendment

### ***Part 3. Reason(s) for Update (check all that apply)***

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☐ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☒ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

### ***Part 4. Summary of Proposed Update with Suggested Text (see application instructions)***

Remove LBCS columns from Table 311-1 Residential Use Matrix and Table 311-3 Nonresidential Use Matrix

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## Part 5. Cost Impact Statement

Section 35-11(a) of the UDC requires that all requests for amendments include a Cost Impact Statement. The Cost Impact Statement should be justified with substantiating information, such as cost estimates or studies.

The requested change to the UDC (please check appropriate box):

By how much?

(Indicate either a dollar amount or percentage above or below current construction and/or development costs)

A. ☒ Will not impact the cost of construction and/or development.

B. ☐ Will increase the cost of construction and/or development. \_\_\_\_\_

C. ☐ Will decrease the cost of construction and/or development. \_\_\_\_\_

## Part 6. Cost Impact Narrative and Back-Up Information

Please fully quantify the Cost Impact Statement that was provided in Part 5. Attach all relevant data and associated costs that you wish to have considered as well as a narrative explaining how the Cost Impact Statement was developed. If you need additional space, please attach additional sheets.

**Be sure to:**

- Consider and indicate initial and long-term maintenance costs;
- Consider city cost (i.e. personnel costs and costs to enforce);
- Indicate and be able to rationalize the baseline (current costs) and the cost projections associated with your request.

To remove the reference to the Land Base Classification System, which is updated more frequently than the UDC.

This amendment is a minor edit to the UDC and has no fiscal impact.

## UDC 2021 Proposed Amendment

### Amendment 10-1

**Applicant: Development Services on behalf of Zoning Commission**

**Amendment Title – ‘Sec. 35-311 – Use Regulations.’**

**Amendment Language:**

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TABLE 311-1 RESIDENTIAL USE MATRIX																					
PERMITT ED USE	R P	R E	R - 2 0	N P- 1 5	N P- 1 0	N P- 8	R - 6	R M -6	R - 5	R M -5	R - 4	R M -4	R - 3, R - 2, R - 1	M F- 1 8	M F- 2 5	M F- 3 3	M F- 4 0	M F- 5 0 & M F- 6 5	ER ZD	LBGS FUNC TION	LBGS STRUC TURE
Assisted Living Facility, Boarding Home Facility or Communi ty Home with six (6) or fewer residents		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4230	
Assisted Living Facility, Boarding Home Facility or Communi ty Home with seven (7) or more residents														P	P	P	P	P	P		
Athletic Fields (Noncom mercial And	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	5370	





e Maximum )																					
Dwelling - Multi- Family (25 Units/Acre Maximum )														P	P	P	P	P		1000	1220
Dwelling - Multi- Family (33 Units/Acre Maximum )															P	P	P	P		1000	1230
Dwelling - Multi- Family (40 Units/Acre Maximum )																P	P	S*		1000	1240
Dwelling - Multi- Family (50 Units/Acre Maximum in MF-50; 65 Units/Acre Maximum in MF-65)																	P	S*		1000	1250
Dwelling, Zero Lot Line							P	P	P	P	P	P	P	P	P	P	P	P		1000	1122
Foster Family Home			P	P	P	P	P	P	P	S	P	S	P					P		6560	
Foster Group Home	S	S	S	S	S	S	S	S	S	S	S	S	S					P		6562	
Golf Course (see § 35- 346 "G")																		S		5370	







14'x33' and total footprint no larger than 30'x40')																				
Transit Station														S	S	S	S	S	S	4133
Urban Farm	P	P	P	P	P	P	S	S	S	S	S	S	S	P	P	P	P	P	P	8100
Wireless Communication System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	4233
* An Engineering Report in lieu of a site plan shall be submitted showing adjacent wastewater main capacity.																				

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TABLE 311-2 NONRESIDENTIAL USE MATRIX														
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)	
Agriculture	Greenhouse	P	P	P	P	P	P	P	P	P	P	P	9140	
Agriculture	Indoor Growing	P	P	P	P	P	P	P	P	P	P	P	9140	
Agriculture	Urban Farm	P	P	P	P	P	P	P	P	P	P	P	8100	
Alcohol	Alcohol - Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week			S	S	S	P	P	P			P	2540	
Alcohol	Alcohol - Bar And/Or Tavern With Cover Charge 3 or More Days Per Week						S	P				P	2540	
Alcohol	Alcohol - Nightclub Without Cover Charge 3 or More Days Per Week						P	P	P				2540	
Alcohol	Alcohol - Nightclub With Cover Charge 3 or More Days Per Week						S	P					2540	
Alcohol	Alcohol - Beverage Manufacture Or Brewery - Alcohol										P	NA	3110	
Alcohol	Alcohol - Distillation, Storage									P	P	NA	3110	
Alcohol	Alcohol - Microbrewery						P	P	P	P		S	3110	
Alcohol	Alcohol - Beverage Retail Sales (Liquor Store)					P	P	P				P	2150	

Alcohol	Alcohol - Wine Boutique					P	P	P	P			P	
Alcohol	Alcohol - Winery With Bottling						P		P				
Amusement	Amusement And/Or Theme Park - Outdoor Rides						P	S				P	5310
Amusement	Animal Racetrack And/Or Rodeo Arena								S	S		S	5130
Amusement	Billiard Or Pool Hall - No Alcohol In "C-2"					P	P	P				P	5380
Amusement	Bingo Parlor					S	P					P	5300
Amusement	Carnival And/Or Circus - Circus (more than 2 weeks, time limit set by city council on individual case consideration)							S	S	S		S	5300
Amusement	Dance Hall						P	P				P	5110
Amusement	Entertainment Venue (Indoor)					P	P	P	P	P		P	5110
Amusement	Entertainment Venue (Outdoor)						S	S	P	P		P	5110
Amusement	Fairground And/Or Stadium							S	S	S		S	5300
Amusement	Go-Cart Track						S		P			S	5300
Amusement	Museum - public or private	P	P	P	P	P	P	P	P	P	P	P	5200
Amusement	Racing - Motor Vehicle									S		S	
Amusement	Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)						S	P				P	5300
Amusement	Live Entertainment With Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)						S	P				P	5300
Amusement	Racing - Motor Vehicle									S		S	
Amusement	Theater - Indoor Permitting Over 2 Screens And/Or Stages						P	P				P	5110
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages				S	P	P	P				P	
Amusement	Theater - Outdoor Including Drive-In And Amphitheaters								P			P	5110
Amusement	Video Games - Coin Or Token Operated			S	P	P	P	P				P	5320
Animal	Animal Clinic			P	P	P	P	P	P			S	2418

Animal	Animal and pet services (no outdoor training, boarding, runs, pens or paddocks)			P	P	P	P	P	P			P	2720
Animal	Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted)								P	P		S	2720
Animal	Animal - Equestrian Center and Riding Trails (see also 35-348)						S		S			S	
Animal	Animal - Pound Or Shelter								P	P		S	
Animal	Breeder - Small Animal Only								S	P		NA	
Animal	Cemetery - Pets (Limited To Small Animals)					P	P		P			S	6730
Animal	Stockyard										S	NA	9300
Animal	Veterinary Hospital - Large And Small Animal									P		S	2418
Animal	Veterinary Hospital - Small Animal								P	P		S	2418
Auto	Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles)						P		P			NA	2110
Auto	Truck And Heavy Equipment - Auction									P		S	
Auto	Ambulance Service						S	P	P			P	4150
Auto	Auto - Glass Tinting					P	P		P			P	2115
Auto	Auto - Manufacture										P	NA	3770
Auto	Auto And Light Truck - Oil, Lube And Tune Up					P	P		P			NA	2110
Auto	Auto And Light Truck Auction								S	P		P	2110
Auto	Auto And Light Truck Repair						P		P			NA	
Auto	Motor Vehicle Sales (full service)						P		P			NA	
Auto	Motor Vehicle Sales						P		P			S	2110
Auto	Auto - Rental						P		P	P	P	NA	
Auto	Auto - Rental (Pick Up And Drop Off Only in "C-2," "D" and "ERZD")					P	P	P	P	P		P	
Auto	Auto Alarm And Radio - Retail (Install. Incidental To Sales In "C-2")					P	P					P	2115

Auto	Auto Alarm And Radio - Retail (Sales And Installation As A Primary Use)						S		P			P	
Auto	Auto Glass Sales - Installation Permitted						P		P	P		P	2110
Auto	Auto Muffler - Installation And Sales Only						P		P	P		S	2115
Auto	Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways						S		P	P		NA	
Auto	Auto Parts Retail - No Outside Storage In "C-2"					P	P		P			P	2115
Auto	Auto State Vehicle Inspection Station					P	P	P	P	P	P	P	2100
Auto	Auto Upholstery - Sales And Installation Completely Enclosed						P		P			P	2100
Auto	Carwash - see supplemental use regulations					S	P		P	S		S	2110
Auto	Limousine Service - Dispatch And Office Use Only No Servicing Of Vehicles Onsite					P	P	P	P	P		S	4155
Auto	Parking And Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer And Marine)(Each Vehicle Limited To 24 Hours Maximum Parking Time Within Any 48 Hour Period In "C3," "D" And "L")						S	S	P	P	P	S	9900
Auto	Parking And/Or Storage - Long Term								P	P	P	NA	
Auto	Parking Lot - Commercial, Subject to 35-384(b) (Parking Lots Requiring Demolition of Dwelling Units) and (d) (Surface Parking Design Standards)	S	P	S	S	P	P	P	P	P	P	NA	2110
Auto	Parking Lot - Noncommercial, Subject to 35-384(b) (Parking Lots Requiring Demolition of Dwelling Units)	P	P		S	P	P	P	P	P	P	S	2100

Auto	Parking Garage - Commercial or Noncommercial, Subject to 35-384(c) (Parking Structure Design Standards)	S	P			P	P	P	P	P	P	S	
Auto	Taxi Service - Parking And Dispatch (No Washing Or Mechanical Service Permitted)						P	P	P	P		S	4155
Auto	Taxi Service - Parking And Dispatch (Washing Or Mechanical Service Permitted)								P	P		S	
Auto	Tire Repair - Auto And Small Truck (Sale And Installation Only, No Mechanical Service Permitted)					P	P	S	P			S	2100
Auto	Truck Repair And Maintenance						S		S	P	P	NA	2000
Auto	Truck Stop Or Laundry - Full Mechanical Service And Repair Permitted									P	P	NA	
Auto	Truck Stop Or Laundry - Tire Repair Permitted								S	P	P	S	2000
Auto	Vehicle Storage - See "Auto Parking And/Or Storage Long Term"	-	-	-	-	-	-	-	-	-	-	-	2110
Auto	Wrecker Service								P	P		NA	2100
Beverage	Beverage Manufacture - Non-Alcohol									P		S	
Church Temple, Mosque	Church Temple, Mosque (facilities that are for worship or study of religion)	P	P	P	P	P	P	P	P	P	P	P	6600
Dry Goods - Wholesale	Dry Goods - Wholesale							S	P	P		P	3510
Dwelling	Dwelling - 1 Family (Single-family)							P				P	1100
Dwelling	Dwelling - 1 Family Attached (townhome), see 35-373							P				P	1100
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381			P	P	P		P				P	
Dwelling	Dwelling - Attached Apartments/Condominiums					P		P				P	

	With Maximum Density Of 10 Dwellings Per Gross Acre, see also 35-381													
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 20 Dwellings Per Gross Acre, see also 35-381							P				P		
Dwelling	Dwelling - Attached Apartments/Condominiums							P						
Dwelling	Live-Work Units, subject to 35-381			P	P	P		P				P		
Dwelling	Loft (see definition of Dwelling, Loft 35-A101)	S	S		P	P	P	P	S	S				
Dwelling	Housing (Temporary Or Permanent) For On-Premises Caretaker			S	P	P	P	P	P	P	P	P		
Government	Armory							S	S	S	S	S		6300
Government	Correction Institution							S	S	S	S		P	6222
Government	Public Safety Facilities	P	P	P	P	P	P	P	P	P	P	P	P	6400
Housing	Bed and Breakfast, Boarding Home, Hotel (see Service Category)													
Industrial	Batching Plant									P	P		S	
Industrial	Batching Plant - Temporary In "C-3" And "L" (6 Months Maximum)							S	S	S	P	P	S	3330
Industrial	Bookbinder							P		P	P		P	2135
Industrial	Cabinet Or Carpenter Shop							S		P	P		S	3210
Industrial	Can Recycle Collection Station - No Shredding							S		P	P	P	P	3600
Industrial	Coffee Roasting									P	P		P	3110
Industrial	Construction Contractor Facility - screening required for outdoor storage from public ROWs and adjacent property except in "I-2" (see also Service category, construction trades contractors)							S		S	P	P	S	7100
Industrial	Creamery									S	P		S	3110
Industrial	Dry Cleaning - Plant							P		P	P	P	NA	2600
Industrial	Electronic Component - Fabrication									P	P		S	3360
Industrial	Laundry - Plant							P		P	P		S	2600
Industrial	Lumber Yard And Building Materials							S		P	P	P	S	2126

Industrial	Machine Shop						S	P	P	P	S	7200
Industrial	Pecan Shelling							S	P	P	P	3110
Industrial	Printer - Large Scale						S	P	P		S	2400
Industrial	Rock Crusher								S	P	S	2120
Industrial	Rug Cleaning							P	P	P	S	2120
Industrial	Water Well Drilling Contractor								S	P	S	7230
Industrial	Welding Shop - Limited To Three Employees And Screening Of Outside Storage In "C-3"						S	S	P	P	P	2100
Manufacturing	Abrasive - Manufacturing								P	P	NA	2610
Manufacturing	Acetylene Gas - Manufacturing And Storage									P	S	2613
Manufacturing	Air Products - Manufacturing								S	P	S	3400
Manufacturing	Artificial Limb Assembly					P	P	S	P	P	P	3400
Manufacturing	Asbestos Products - Manufacturing									P	NA	3330
Manufacturing	Asphalt Products - Manufacturing									P	NA	3330
Manufacturing	Bag Cleaning								P	P	S	2100
Manufacturing	Battery - Manufacturing									P	NA	3360
Manufacturing	Beverage - Manufacturing Or Processing								S	P	S	3110
Manufacturing	Biomedical Products - Manufacturing									S	NA	3000
Manufacturing	Boat And Marine - Manufacturing									P	S	2600
Manufacturing	Boiler And Tank Works									P	S	3350
Manufacturing	Broom, Brush - Manufacturing							P	P		S	3400
Manufacturing	Building Specialties - Wholesale Outside Storage Permitted							S	P		S	3510
Manufacturing	Bulk Plant Or Terminal (Includes Bulk Storage of Petro Chemicals)									S		
Manufacturing	Can Manufacture									P	NA	
Manufacturing	Candle - Manufacturing								S	P	S	3400
Manufacturing	Candy - Manufacturing							S	P		S	3110
Manufacturing	Canvas Products - Manufacturing							S	P	P	S	3400
Manufacturing	Chemical - Manufacturing								S	S	NA	3320

	Or Processing												
Manufacturing	Chemical/Drug - Wholesale And Storage								P	P		NA	3600
Manufacturing	Clothing Manufacture - Chemical Process										P	NA	3130
Manufacturing	Clothing Manufacture - Non-Chemical Process								P	P	P	S	3130
Manufacturing	Concrete Products - Manufacturing									S	P	S	3330
Manufacturing	Cotton Compress, Ginning And Bailing										P	NA	9510
Manufacturing	Drug - Manufacturing									P	P	S	3000
Manufacturing	Electronic Component - Manufacturing									S	P	NA	3360
Manufacturing	Electroplating										P	S	3400
Manufacturing	Felt Products - Manufacturing										P	S	3400
Manufacturing	Glass Manufacture										P	S	3330
Manufacturing	Grain - Drying										P	S	3600
Manufacturing	Grain - Milling										P	S	3100
Manufacturing	Hatchery										P	S	9240
Manufacturing	Hazardous Materials Storage										S	NA	4000
Manufacturing	Hosiery - Manufacturing									P	P	S	3320
Manufacturing	Ice Cream - Manufacturing								P	P	P	P	3110
Manufacturing	Ice Plant - Manufacturing And Processing									P	P	P	3100
Manufacturing	Insulation Products - Manufacturing And Processing										P	NA	3330
Manufacturing	Mattress - Manufacturing And Rebuilding								P	P	P	S	3340
Manufacturing	Metal Forging Or Rolling Mill										S	NA	3340
Manufacturing	Metal Products - Fabrication									S	P	S	2140
Manufacturing	Millinery - Manufacturing								P	P		P	3400
Manufacturing	Millwork And Wood Products - Manufacturing									S	P	S	3210
Manufacturing	Moving And Transfer Company - With Trucks Attached To Trailers For A Total Exceeding 24 Feet In Length								P	P	P	S	4141
Manufacturing	Novelty And Souvenir -								S	P	P	S	3400





Manufacturing	Tile - Manufacturing										P	NA	3330
Manufacturing	Tile, Roofing And Waterproofing Products - Manufacturing										P	NA	3330
Manufacturing	Tobacco - Processing										P	S	3120
Manufacturing	Tool - Manufacturing									S	P	S	3400
Manufacturing	Toy - Manufacturing									P	P	S	3420
Manufacturing	Trailer - Manufacturing									P	P	S	3400
Manufacturing	Venetian Blind - Cleaning And Fabrication								S	P	P	S	2100
Manufacturing	Vulcanizing, Recapping									S	P	NA	3320
Manufacturing	Water Distillation									S	P	S	3110
Manufacturing	Wire Products - Manufacturing									P	P	S	3400
Manufacturing	Wood Processing By Creosoting Or Other Preserving Treatment										P	NA	3210
Manufacturing	Wool Pulling And Scouring										P	NA	3000
Medical	Medical - Surgical Supplies Wholesale						P	S	P	P		P	3510
Processing	Cosmetics - Manufacturing Or Processing									P		S	2600
Processing	Food And Food Products - Processing								S	P	P	S	3110
Processing	Punch Concentrate - Processing And Mixing								S	P	P	P	3110
Processing	Punch Concentrate Products - Mixing Only					S	P		P	P	P	P	3110
Processing	Used Automotive Parts Recycler										S	NA	
Processing	Recycling Facility Without Outside Storage And/Or Processing (Excluding Metal Recycling Entity)									P	P	S	
Processing	Recycling Facility With Outside Storage And/Or Processing (Excluding Metal Recycling Entity)										P	NA	
Processing	Metal Recycling Entity Without Outside Storage and/or Processing									S	S	S	
Processing	Metal Recycling Entity With Outside Storage and/or Processing										S	NA	
Recreation	Archery Range - Outdoor Permitted								S	P	P	P	5300

Recreation	Archery Range - Indoor Only					P	P	P	P	P	P	P	5300
Recreation	Athletic Fields - Indoor Only	S	P	P	P	P	P	P	P	P	P	P	5370
Recreation	Athletic Fields - Outdoor Permitted	S	P	S	S	S	P	P	P	P	P	P	5370
Recreation	Bowling Alley						P	P	P			P	5380
Recreation	Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Indoor Only		P	P	P	P	P	P	P	P		P	5370
Recreation	Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted		P	S	S	S	P	P	P	P		P	5370
Recreation	Golf Course (See § 35-346 "G" District)											S	5370
Recreation	Golf Driving Range					S	P		P	S		S	5370
Recreation	Gun Range - Indoor Only						S	S	P	P	P	P	5300
Recreation	Gun Range - Outdoor Permitted								S	S	S	S	5300
Recreation	Park - Public Or Private	P	P	P	P	P	P	P	P	P	P	P	5500
Recreation	Performing Art Center - Digital Display Monitor							S					
Recreation	Recreational Facility - Neighborhood (see Definition in Appendix A)			P	P	P	P					P	5370
Recreation	Stable And Equestrian Center								P			S	5300
Recreation	Recreational Vehicle Park						S		P			P	
Retail	Air Conditioners - Retail (Incidental To Other Onsite Retail Items In "D")						P	P	P			P	2120
Retail	Antique Store - Retail			P	P	P	P	P	P			P	2145
Retail	Apothecary - See (Drugstore - Apothecary)												
Retail	Apparel And Accessory Store - Retail			P	P	P	P	P				P	2133
Retail	Appliance and Electronics - Retail (Appliance Sales Incidental To Other Onsite Retail Items in "C-1" and "D")				P	P	P	P				P	2125
Retail	Art Gallery		P	P	P	P	P	P				P	2142
Retail	Bakery - Retail			P	P	P	P	P				P	2151
Retail	Bookstore		P	P	P	P	P	P				P	2135
Retail	Business Machines - Retail		P		S	P	P	P				P	2130

Retail	Camera, Photographic Equipment And Supplies - Retail			P	P	P	P	P				P	2132
Retail	Candy, Nut And Confectionery - Retail			P	P	P	P	P				P	2153
Retail	Computer and Software-Retail			P	P	P	P	P				P	2134
Retail	Convenience Store - Limited to Maximum 3,000 Square Foot Total Floor Area in "I-1"			P	P	P	P	P	P	P		P	2152
Retail	Convenience Store (With Carwash)					S	P		P	P	P	S	2152
Retail	Convenience Store (With Gasoline)					P	P	S	P	P	P	NA	2152
Retail	Convenience Store (With Gasoline And Carwash)					S	P		P	P	P	NA	2152
Retail	Dairy Products - Retail			P	P	P	P	P				P	2150
Retail	Drugstore - Apothecary		P	P	P	P	P	P				P	2161
Retail	Dry Goods - Retail			P	P	P	P	P	P			P	2133
Retail	Farm Supplies						S		P	P		P	2140
Retail	Feed, Seed, Fertilizer Sales - No Outside Storage In "C-3"						P		P	P		P	2140
Retail	Fish Market - Retail			P	P	P	P	P				P	2153
Retail	Flea Market - Indoor						P		P			P	2100
Retail	Flea Market - Outdoor								S	P		P	2100
Retail	Floor Covering - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P	P			P	2120
Retail	Florist - Retail		S	P	P	P	P	P	P			P	2141
Retail	Food Locker Plant - Retail								S	P		S	2120
Retail	Fruit And Produce - Retail			P	P	P	P	P				P	2154
Retail	Furniture Sales - Retail			S	P	P	P	P				P	2121
Retail	Gift Shop - Retail		S	P	P	P	P	P				P	2140
Retail	Glass - Retail					P	P	P	P			P	2120
Retail	Grocery Store - Limited to Maximum 3,000 Square Foot Total Floor Area in "NC"			P	P	P	P	P				P	2151
Retail	Hardware Sales - Retail (Limited to Maximum 3,000 Square Foot Total Floor Area in "NC" )			P	P	P	P	P				P	2122
Retail	Headshop, see also Section						S					P	2143



Retail	Tobacco Store - Retail		P	P	P	P	P	P				P	2143
Retail	Toy Store - Retail			P	P	P	P	P				P	2130
Retail	Trophy Sales, Engraving And Assembly			P	P	P	P	P	P			P	2140
Retail	Variety Store - Retail				P	P	P	P				P	2130
Sales	Boat - Sales And Service						P		P			S	
Sales	Machinery, Tools And Construction Equipment Sales And Service						S		P	P	P	S	2120
Sales	Farm Equipment Sales, Service Or Storage								P	P	P	S	2120
Sales	Oil Well Supplies And Machinery Sales - Used										P	NA	2120
Sales	Portable Building Sales					S	S		P	P	P	P	2120
School	School - Business or Commercial Trade		P			P	P	P				P	6142
School	School - Public University Or College	P	P	P	P	P	P	P	P			P	6130
School	School - Montessori				S	P	P	P				P	6100
School	School - Nursery (Public And Private)		P	P	P	P	P	P				P	6110
School	School - Private Pre- Kindergarten Through 12th Grade and College or University	P	P	P	P	P	P	P				P	9900
School	School - Public Pre- Kindergarten Through 12th Grade	P	P	P	P	P	P	P				P	9900
School	Vocational Trade (No Outside Storage & Training Area Permitted)						P	P				S	6140
School	Vocational Trade (Outside Storage & Training Area Permitted)								P	P	P	S	6140
Service	Air Conditioning/Refrigeration - Service And Repair						S		P	P		P	2120
Service	Altering/Repairing Of Apparel			P	P	P	P	P				P	2600
Service	Ammunition - Manufacturing, Loading And Storage										S	S	2100
Service	Appliance - Repair Major					P	P		P			P	
Service	Appliance - Repair Small			P	P	P	P					P	2125
Service	Assisted Living Facility, Boarding Home Facility, or			P	P	P	S	P				P	1230

	Community Home with no more than sixteen (16) residents												
Service	Auditorium		P			P	P	P				P	5110
Service	Bail Bond Agency					S	S		S	S		P	2220
Service	Bank, Credit Union	P	P	S	S	P	P	P	P			P	2210
Service	Barber or Beauty Shop		P	P	P	P	P	P				P	2600
Service	Bed And Breakfast, see § 35-374	S	P	S	P	P		P				P	1310
Service	Bicycle - Repair			P	P	P	P	P				P	2113
Service	Boat And Marine - Storage (Outside Permitted)						S		P			S	
Service	Body Piercing						P					P	2600
Service	Caterers and Catering Shop (No On-Premises Food Services)				P	P	P	P	P	P			
Service	Cemetery Or Mausoleum				S	S	S	S				NA	6700
Service	Charitable - food and/or clothing bank					P	P	P	P			P	
Service	Charitable - food service establishment (no charge for meals)					P	P	P	P			P	
Service	Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in "I-2" (see also Industrial category, contractor facility use)								P	P	S	S	7300
Service	Copy Service - Blueprinting And Photocopying	P	P	P	P	P	P	P				S	2414
Service	Cosmetics - Permanent			P	P	P	P	P				P	2600
Service	Day Care Center - Child And/Or Adult Care		S	P	P	P	P	P	S			P	6562
Service	Dry Cleaning - Limited To Five Employees					P	P	P	P	P		S	2600
Service	Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Electric Repair - Heavy Equipment								P	P		P	7330
Service	Electric Repair - Light Equipment						S		P	P		P	7330
Service	Electronic Equipment - Repair			P	P	P	P	P	P			S	2125
Service	Elevator Maintenance -							P	P	P		S	2450

	Service												
Service	Employment Agency	P	P		S	P	P	P				P	<del>2423</del>
Service	Extended Stay Hotel /Motel, Timeshares, Or Corporate Apartment					S	P	P	P			P	
Service	Exterminators								S	P		S	<del>2454</del>
Service	Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)		P	P	P	P	P	P	P	P		P	<del>2150</del>
Service	Food Service Establishment With Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)							S	P			P	<del>2150</del>
Service	Food, Mobile Food Court (subject to 35-399)					P	P	S	P			S	<del>2550</del>
Service	Food, Mobile Vending (Base Operations)								P	P	P	S	
Service	Funeral Home Or Undertaking Parlor						P	P	P			S	<del>6710</del>
Service	Furniture Repair/Upholstering			P	P	P	P	P	P			S	<del>2124</del>
Service	Gasoline Filling Station (Without Repair Or Carwash)					P	P	S	P	P	P	NA	<del>2116</del>
Service	Gasoline Filling Station (With Repair)						P		P	P	P	NA	
Service	Gasoline Filling Station (With Repair And/Or Carwash)					S	P	S	P	P	P	NA	
Service	Gasoline Filling Station - Fleet						S		P	P	P	NA	
Service	Group Day Care Limited To 12 Individuals	P	P	P	P	P	P	P	P			P	<del>6562</del>
Service	Gunsmith					P	P	P	P			S	<del>2134</del>
Service	Hotel					S	P	P	P			P	
Service	Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases						S	P				P	<del>6500</del>
Service	Human Services Campus						S	S				P	<del>6500</del>
Service	Ice Machine (over 120 square feet)					P	P		P	P		P	
Service	Janitorial/Cleaning Service					P	P	P	P	P		S	<del>2452</del>



Service	Laboratory - Research Or Testing	P	P				P	P	P	P		S	2416
Service	Laundry And Dry Cleaning - Self Service			P	P	P	P	P				S	2600
Service	Laundry- Limited To Max Of Five Employees					P	P	P	P	P		S	2600
Service	Laundry Or Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Lawnmower Repair And Service - No Outside Storage In "C-2"					P	P		P			S	2100
Service	Library	P	P	P	P	P	P	P				P	4242
Service	Linen Or Uniform Supply, Diaper Service (Pickup And Supply Only)						P		P	P		S	2100
Service	Loan Office	P	P		P	P	P	P				P	
Service	Locksmith		P	P	P	P	P	P				P	2100
Service	Manufactured Home / Oversize Vehicle Sales, Service Or Storage								S	P		S	2100
Service	Massage - Parlor						P	P				P	6520
Service	Massage - Therapeutic	S	P	P	P	P	P	P	P			P	3400
Service	Medical - Chiropractor Office	P	P	S	S	P	P	P				P	6511
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	S	S	P	P	P				P	6511 6512 6514
Service	Medical - Clinic Physical Therapist	S	P	P	P	P	P	P				P	6520
Service	Medical - Hospital Or Sanitarium					S	P	P	S			S	6530
Service	Medical - Hospital taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases					S	S	P	S			S	6530
Service	Medical - Laboratory Dental Or Medical		S	S	S	P	P	P	P			S	6513
Service	Medical - Optical Goods Retail	S	P	P	P	P	P	P				P	2163
Service	Medical - Optical Goods Wholesale						P	P	P	P		P	3510
Service	Medical - Optometry Office	P	P	P	P	P	P	P				P	2410
Service	Mortuary - Preparation Only						S		P			S	6700
Service	Movie and/or Game Rentals			P	P	P	P	P				P	2336

Service	Nursing Facility				P	P	P					P	1250
Service	Office Call Center	P	P			P	P	P	P	P		P	
Service	Office Data Processing & Management	P	P			P	P	P	P	P		P	
Service	Office Professional	P	P	P	P	P	P	P	P	P		P	2400
Service	Palm Reading			P	P	P	P	P				P	2600
Service	Party House, Reception Hall, Meeting Facilities					S	P	P	P	S		P	
Service	Pawn Shop						P	P	P			P	2140
Service	Picture Framing			P	P	P	P	P				P	2140
Service	Post Office	P	P	P	P	P	P	P	P	P		P	6310
Service	Radio or Television Station Studio	P	P		P	P	P	P	P	P		P	
Service	Reading Room	P	P	P	P	P	P	P				P	5300
Service	Record Storage Facility (electronic and/or paper)		P			P	P	P	P	P		P	
Service	Reducing Salon				S	P	P	P				P	6511
Service	Rental - Event Specialties (no outside storage and or display allowed)					P	P	S	P			S	
Service	Rental - Tool, Equipment and Event Specialties (fenced & screened outside storage and display permitted)						P	S	P	P	S	S	2140
Service	Rooming House				P	P	P	P				P	
Service	Self-Defense Instruction			P	P	P	P	P	P			P	6140
Service	Shoe - Repair			P	P	P	P	P				P	2600
Service	Short Term Rental (Type 1) and (Type 2) See Section 35-374.01 for Supplemental Requirements related to Short Term Rentals (Type 1) and (Type 2)	P	P	P	P	P		P				P	
Service	Sign Shop - No Outside Storage					P	P	P	P			P	3440
Service	Specified Financial Institution (see § 35-394)				S	S	S					P	
Service	Studio - Fine Or Performing Arts	S	P	P	P	P	P	P				P	6145
Service	Studio - Interior Decorating	P	P	P	P	P	P	P				P	2413
Service	Studio - Photographic			P	P	P	P	P				P	
Service	Studio - Sound And Recording						P	P	P			P	

Service	Tailor Shop			P	P	P	P	P				P	2600
Service	Tattoo Parlor/Studio						P					P	2600
Service	Taxidermist								P	P		S	2140
Service	Temporary Common Worker Employer						S	P		P		P	
Service	Transitional Home					S	S	S	S	S		P	
Service	Tree Cut And Trim Service						S		P	P		S	2000
Service	Watch Repair		P	P	P	P	P	P				P	2140
Social	Club - Private (see definition "Club" in 35-A101)					S	P	P				P	6830
Social	Clubhouse - Civic And Fraternal Organizations. Including Lodges And Meeting Halls				P	P	P	P				P	6830
Storage	Carting, Crating, Hauling, Storage									P	P	S	3600
Storage	Cold Storage									P	P	S	3600
Storage	Fur Dyeing, Finishing And Storing							S	P	P		S	3600
Storage	Moving Company								P	P	P	S	4140
Storage	Pipe Storage									P	P	P	
Storage	Self Service Storage	S	S			P	P	P	P	P	P	P	2324
Storage	Storage, Moving Pod (see definition in Appendix A)	P	P	P	P	P	P	P	P	P	P	S	
Storage	Storage - Outside (Screening From Public ROWs And Adjacent Property Required)						S		S	S	P	S	
Storage	Storage - Outside (Open With No Screening Required)								S	S	P	S	
Storage	Storage - Outside (Under Roof and Screened)								P	P	S	S	9900
Storage	Storage Shipping Container (see definition in Appendix A. Requires registration affidavit with Development Services Dept.)	S	S	S	S	S	S	S	P	P	P	S	
Transportation	Airport - Non-Governmental									S	S	S	4113
Transportation	Bus Shelter (Max size 6'x13')	P	P	P	P	P	P	P	P	P	P	P	
Transportation	Bus Stop	P	P	P	P	P	P	P	P	P	P	P	
Transportation	Freight Depot								S	P	P	S	4140
Transportation	Heliport (see also Chapter 3		S					S		S	S	S	4110

	City Code)												
Transportation	Helistop (see also Chapter 3 City Code)		S			S	S	S		S	S	P	4110
Transportation	Horse-Drawn Carriage (Base Operations) - Indoor Carriage Storage and/or Animal Boarding only (see also Chapters 5 and 33 of the City Code)						P	P	P	P		P	9372
Transportation	Horse-Drawn Carriage (Base Operations) - Outdoor Carriage Storage and/or Animal Boarding allowed (see also Chapters 5 and 33 of the City Code)						S	S	P	P		S	9372
Transportation	Passenger Depot						S	S	P	P	P	P	4120
Transportation	Transit Bus Maintenance Facility								S	P		NA	
Transportation	Transit Bus Storage Facility								S	P		NA	
Transportation	Transit Center	P	P	P	P	P	P	P	P	P	P	S	4133
Transportation	Transit Park & Ride	S	S	P	P	P	P	P	P	P	P	S	4133
Transportation	Transit Station	S	S	S	S	S	S	S	S	S	S	S	4133
Transportation	Transit Transfer Center (Max Size 14'x33' and total footprint no larger than 30'x40')	P	P	P	P	P	P	P	P	P	P	S	4133
Utilities	Radio/Television Antenna, subject to § 35-385(b)	P	P	P	P	P	P	P	P	P	P	S	
Utilities	Radio/Television Antenna, unable to comply with § 35-385(b)	S	S	S	S	S	S	S	S	S	S	S	
Utilities	Small Wind Energy Systems, subject to § 35-398(a)	S	P	S	S	S	P	P	P	P	P	S	
Utilities	Solar Farm, Photovoltaic, subject to § 35-398(b)	S	S	S	S	S	S	S	P	P	P	S	
Utilities	Telephone Equipment Infrastructure	S	S	S	S	S	S	P	P	P	P	P	4234
Utilities	Wireless Communication System, subject to § 35-385(e)	P	P	P	P	P	P	P	P	P	P	S	4233
Utilities	Wireless Communication System, subject to § 35-385(d)	S	S	S	S	S	S	S	S	S	S	S	4233
Utility	Sanitary Landfill, Solid Waste Facility										S	NA	4345
Warehouse	Office Warehouse (Flex						P		P	P	P	S	3600

	Space) - Outside Storage Not Permitted except in the I-2 district													
Warehousing	Warehousing							S	P	P	P	S		3600
Wholesale	Bakery - Wholesale								S	P		P		3520
Wholesale	Barber And Beauty Equipment - Wholesale						P	P	P			P		3510
Wholesale	Camera, Photographic Equipment And Supplies - Wholesale						S	P	P	P		S		3510
Wholesale	Dairy Equipment Sales - Wholesale									P	P	P		3510
Wholesale	Dairy Products - Wholesale									P		P		3520
Wholesale	Drug Sales - Wholesale								P	P		P		3520
Wholesale	Fish Market - Wholesale								P	P		P		3520
Wholesale	Florist - Wholesale						P	P	P	P		P		3520
Wholesale	Food Products - Wholesale And Storage								P	P		P		3520
Wholesale	Fruit And Produce - Wholesale								S	P		P		3520
Wholesale	Furniture Sales - Wholesale						P		P	P		P		3510
Wholesale	Glass - Wholesale						P		P	P		P		2120
Wholesale	Grocery - Wholesale									P	P	P		3520
Wholesale	Hardware Sales - Wholesale								P	P		P		3510
Wholesale	Office Equipment And Supply - Wholesale (Incidental To Other Onsite Retail Items In "D")						P	P	P	P		P		3520
Wholesale	Paper Supplies - Wholesale (Incidental To Onsite Retail Items In "C-3" And "D")						P	P	P	P	P	P		3520
Wholesale	Nursery - Plant Wholesale Onsite Growing Permitted						P		P			S		9140
Wholesale	Plumbing Fixtures - Wholesale						S	S	P	P		P		3510
Wholesale	Shoe - Wholesale No Manufacturing						P	P	P			P		3520
Wholesale	Sporting Goods - Wholesale (Incidental To Onsite Retail Items In "D")							P	P	P		P		3510
Wholesale	Stone Monument - Retail And Wholesale								P	P		P		2130
Wholesale	Tamale - Preparation Wholesale (Less Than 2,000 Square Foot In "C-1")				S	S	P	P	P	P		P		3520

	And C-2)													
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