

CITY OF SAN ANTONIO
EXAMPLES OF USES PERMITTED IN ZONING DISTRICTS (UNIFIED DEVELOPMENT CODE)

This document is provided as a courtesy and shall not constitute zoning regulations or establish permitted uses.
Permitted uses should be verified with the Unified Development Code (Section 35-311) and by contacting the Zoning Section at 210-207-1111.

Answers to Commonly Asked Questions:

- 1) Churches are allowed in ALL zoning districts and are subject to each district's development standards; and
- 2) The sale of alcohol for on-premise consumption is allowed at restaurants in all permitted base zoning districts, except those including an "R" or "NA" designation.

BASE ZONING DISTRICTS

RP Resource Protection District (Sec. 35-310.02)

Protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

RE Residential Estate District (Sec. 35-310.03)

Single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

R-20 Residential Single-Family District (Sec. 35-310.04)

Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

R-6 Residential Single-Family District (Sec. 35-310.05)

Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

R-5 Residential Single-Family District (Sec. 35-310.05)

Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

R-4* Residential Single-Family District (Sec. 35-310.05)

Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

R-3, R-2, R-1 Single-Family Residential District (Sec. 35-310.05a)

Single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

RM-6 Residential Mixed District (Sec. 35-310.06)

Single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

RM-5 Residential Mixed District (Sec. 35-310.06)

Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools.

RM-4 Residential Mixed District (Sec. 35-310.06)

Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

MF-18 Limited Density Multi-Family District (Sec. 35-310.07)

Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

MF-25 Low Density Multi-Family District (Sec. 35-310.07)

Any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

MF-33, MF-40, MF-50, MF-65 Multi-Family District (Sec. 35-310.07)

Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

O-1 Office District (Sec. 35-310.09)

Small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

O-1.5 Mid-Rise Office District (Sec. 35-310.09)

Any uses permitted in O-1 but with an unlimited building size and a maximum height of 60 feet. Outdoor display or sale of merchandise is prohibited.

O-2 High-Rise Office District (Sec. 35-310.09)

O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as "permitted" in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

NC Neighborhood Commercial District (Sec. 35-310.08)

Provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

C-1* Light Commercial District (Sec. 35-310.10)

C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

C-2* Commercial District (Sec. 35-310.10)

C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

C-2NA* Commercial Nonalcoholic Sales District (Sec. 35-310.10(d))

C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

C-2P Commercial Pedestrian District (Sec. 35-310.10(b)(2))

C-2P districts are identical to C-2 districts except that there is a 35 foot maximum front setback, rear parking requirements, and additional window requirements.

C-3 General Commercial District (Sec. 35-310.10)

C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

C-3R General Commercial Restrictive Alcoholic Sales District (Sec. 35-310.10(d))

C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

C-3NA General Commercial Nonalcoholic Sales District (Sec. 35-310.10(d))

C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

D Downtown District (Sec. 35-310.11)

This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

L Light Industrial District (Sec. 35-310.12)

The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

I-1 General Industrial District (Sec. 35-310.13)

The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

I-2 Heavy Industrial District (Sec. 35-310.14)

The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

OVERLAY DISTRICTS (Sec. 35-330)

AHOD Airport Hazard Overlay District (Sec. 35-331)

Overlay district that imposes height restriction near civilian and military airports.

ERZD Edwards Recharge Zone District (Sec. 35-332)

Overlay district that restricts certain uses located over the Edwards Aquifer Recharge Zone.

H Historic Districts (Sec. 35-333)

These are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Additional design standards, regulated by the Office of Historic Preservation apply in these districts.

HL Historic Landmark District (Sec. 35-333)

Historic Landmarks are those considered to be important or unique in terms of historic, cultural, archeological significance and their demolition would mean a serious or irreplaceable loss to the quality and character of the city. Previously “HS” Historic Significant and “HE” Historic Exceptional designations. Additional design standards, regulated by the Office of Historic Preservation apply in these districts.

MAOZ Military Airport Overlay Zones (Sec. 35-334)

Overlay district that imposes restrictions on uses surrounding the military airports in order to promote the public health, safety, and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment therein.

NCD Neighborhood Conservation Districts (Sec. 35-335)

Overlay district designed to protect residential neighborhoods or commercial districts that are worthy of preservation and protection, but which may lack sufficient historical, architectural or cultural significance to be designated as historic districts at the present time. Additional design standards apply in these districts.

UCD Utility Conversion District (Sec. 35-336)

Overlay district that modifies public utility corridors to allow customers to receive utility services from underground, relocated or redesigned distribution systems to provide a safer environment for the public.

VP Viewshed Protection Districts (Sec. 35-337)

Overlay district that imposes additional height and design regulations to protect, preserve and enhance the views and vistas of historic places, landmark buildings, and other sites of cultural importance.

MPOD Mission Protection Overlay Districts (Ordinance 2014-10-02-0742)

Overlay district that imposes additional height and design regulations in the vicinity of the historic San Antonio missions.

RIO 1-7 River Improvement Overlay Districts (Sec. 35-338)

Overlay districts that impose additional height, design and use regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river.

GC, MC, PC Corridor Districts (Sec. 35-339.01)

Overlay districts that impose design regulations to preserve, enhance, and perpetuate the value of the roadway corridors. Includes Gateway Corridor, Metropolitan Corridor, and Preservation Corridor districts.

EP Facility Parking/Traffic Control Districts (Sec. 35-339.02)

Overlay district to regulate parking of vehicles in and around large facilities that attract large amounts of vehicular traffic.

IH (NHS) National Highway System High Priority Corridor Districts (Sec. 35-339.03)

Overlay district that imposes design regulations to preserve, enhance, and perpetuate the value of Interstate Highways.

MLOD Military Lighting Overlay District (Sec. 35-339.04)

Overlay district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, Lackland Air Force Base and Martindale Army Air Field.

MSAO Military Sound Attenuation Overlay District (Sec. 35-339.05)

Overlay district that establishes standards intended to lessen the external noise audible within the interior of noise sensitive structures to a level which greatly mitigates the impact on the general welfare of the public from military training exercises and aircraft operations.

SPECIAL DISTRICTS (Sec. 35-340)

MXD Mixed Use District (Sec. 35-341)

To provide a concentrated mix of residential, retail, service, and office uses.

TOD Transit Oriented Development District (Sec. 35-342)

Encourages a mix of residential and commercial uses and employment opportunities with identified light-rail stations or other high-capacity transit areas.

IDZ-1 Limited Intensity Infill Development Zone (Sec. 35-343.01)

Allows rezoning requests up to 18 units per acre, and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

IDZ-2 Medium Intensity Infill Development Zone (Sec. 35-343.01)

Allows rezoning requests up to 50 units per acre, and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

IDZ-3 High Intensity Infill Development Zone (Sec. 35-343.01)

Allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

PUD Planned Unit Development District (Sec. 35-344)

To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

MPCD Master Planned Community Districts (Sec. 35-345)

To encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

G Golf Course District (Sec. 35-346)

Allows public and private golf courses with accessory uses, parks, and Conservation Subdivisions.

BP Business Park District (Sec. 35-347)

May be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development.

ED Entertainment District (Sec. 35-348)

Districts which include as a primary use a theme park or destination resort that is developed as a regional tourist entertainment facility.

SGD Sand and Gravel District (Sec. 35-349)

Permits the operation of a sand or gravel extraction operation where soil, sand, gravel, and clay may be removed for commercial use on or off the property, as well as those additional uses specifically noted in the UDC, such as concrete and asphalt production (with City Council approval required within the ERZD) and other uses.

QD Quarry District (Sec. 35-350)

Allows for a quarry and related uses for the extraction of limestone and other raw materials and the processing of those materials into finished projects.

MR Military Reservation District (Sec. 35-351)

These districts are used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 211.013, the city's zoning regulations do not apply to buildings, other structures, or land under the control, administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency.

DR Development Reserve (Sec. 35-352)

Temporary zoning classification for newly-annexed property.

NP-8, NP-10, NP-15 Neighborhood Preservation District (Sec. 35-353)

Uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

MH Manufactured Housing District (Sec. 35-354)

To provide suitable locations for individual HUD-code manufactured homes. Although this district still exists, it is no longer approved for new properties.

MHC Manufactured Housing Conventional District (Sec. 35-355)

To provide suitable locations for HUD-code manufactured homes in manufactured housing conventional subdivisions (individual homes on individual lots).

MHP Manufactured Housing Park District (Sec. 35-356)

To provide suitable locations for HUD-code manufactured homes in manufactured home parks.

FBZD Form Base Zoning District (Sec. 35-357)

District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

AE 1-4 Arts and Entertainment Districts (Sec. 35-358)

To encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

AD Airport District (Sec. 35-359)

To accommodate uses encompassed by a local or regional airport, as well as industries that contribute to the operation of an airport or which need to locate on airport property.

FLEX ZONING DISTRICTS

UD Urban Development District (35-310.15)

Encourages the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community, and are pedestrian and transit friendly.

RD Rural Development District (35-310.16)

Encourages the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land.

FR Farm and Ranch District (35-310.17)

To preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

MI-1 Mixed Light Industrial (35-310.18)

Encourages the development of mixed agricultural, commercial and light industrial uses that are internally compatible, in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

MI-2 Mixed Heavy Industrial (35-310.19)

Encourages the development of commercial, light and heavy industrial uses that are internally compatible in an effort to achieve a well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

SUPPLEMENTAL USE REGULATIONS (35-370 – 35-399)

A number of uses carry additional development regulations or requirements. The UDC Supplemental Use Regulations begin at Section 35-370; however, some uses may also be subject to Rule Interpretation Decisions (RIDs), Information Bulletins (IBs), other chapters of the City Code, or state and federal regulations.

***ZONING DISTRICT CONVERSION MATRIX (35D101)**

Apartments in former Commercial Zoning Districts: Multi-Family Dwellings, at 33 units per acre, are a permitted use for any tract zoned "C-1", "C-2" or "C-2NA", which converted from the 1965 Code, as long as the tract was not the subject of a base district rezoning.

Duplexes in former 1938 "B" Zoning District: Duplex residences are a permitted use for any tract zoned "B" and converted to "R-4", as long as the tract was not the subject of a base district rezoning.