

Table 1, Land Use Table

LAND USES	Residential Districts							Nonresidential Districts				Special Districts					Notes (Adopted by Ord 2022-28, September 27, 2022)
	R-E	R-1	R-1A	R-2	R-3	R-M	R-T	C-1	C-2	C-3	IM	DAC	MU	PI	AD	AG	
Accessory Building or Structure	P	P	P	P ₁	P	P ₁	P	P	P	P	P	C	C	P	P	P	
Accessory Dwelling (see Dwelling Unit, Single-Family with Accessory Dwelling Unit)																	
Agricultural Services											P				P	P	
Agriculture, General	P															P	
Aircraft maintenance																P	
Aircraft sales																P	
Airport																P	
Alcoholic Beverage Sales for Off-Premise Consumption								P	P	P		P	P				
Amateur Radio Antenna								See Ordinance 2005-11									
Ambulance Service, Private									P	P	P						
Ambulatory Surgical Center										P	P				P		
Amenity Center	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂						P ₂	P ₂				
Amusement Center, Indoor									P	P		P	P				
Amusement Center, Outdoor									C	P		C	P				
Antenna								See Wireless Telecommunications Facilities, Ordinance 2003-35									
Antique Store									P	P	P		P	P			
Apartment (See Dwelling, Multifamily)									P	P	P						
Appliance Repair/Sale, Used Appliances									P	P	P	P					
Appliance Store									P	P		P	P				
Art Studio/Gallery									P	P		P	P				
Artisan's/Craftsman's Workshop								P	P	P	P	P	P		P		
Assisted Living Facility						P _{2A}		C _{2A}	C _{2A}	P _{2A}		P _{2A}	P _{2A}				2A City's health & Safety standards, if any, apply. Must have license required by Code Section 30-6(4)
Automated Teller Machine (ATM)								P	P	P	P	P	P		P		
Automobile Dealership, New Auto Sales									P	P							
Automobile Dealership, Used Auto Sales									C	P							
Automobile Parts Store									P ₃	P ₃							3 Subject to requirements of Article IX 60-60(4)
Automobile Rental or Leasing									P	P							
Automobile Service and Repair, Major									P ₃	P ₃							3 Subject to requirements of Article IX 60-60(4)
Automobile Service and Repair, Minor									P ₃	P ₃							
Automobile Towing/Wrecker Service									C	P							
Automotive Body Shop									C	P							
Aviation facilities															P		
Aviation Service and Repair															P		
Bail Bonding Agency									P	P							
Bank or Financial Institution								P ₄	P ₄	P ₄	P ₄	P ₄	P ₄		P ₄		4 Drive-thru subject to requirements of Article IX 60-60(6)
Bar or Cocktail Lounge									P	P		P	P		C		
Barber or Beauty Shop									P	P		P	P				
Bed and Breakfast									P	P		P	P				
Bicycle and Bicycle Accessory Sales and Repair									P	P		P	P				
Boarding Home Facility	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅		P ₅	P ₅				5 Must meet the requirements of Chapter 30, Code of Ordinances. Structure must meet the standards, i.e. lot size, structure height, lot coverage, set backs, etc., for the zoning district within which it is located.
Boat (Marine) Dealership									P	P							
Book Store									P	P		P	P				
Brewpub									P	P		P	P		C		
Building Contractor, General									C	P							
Building Contractor, Maintenance and Repair									C	P							
Building Contractor, Temporary Field Office	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆		6 Subject to requirements of Article IX 60-60(14)
Building Contractor, Trade Specialist									C	P							
Building Contractor's Storage Yard										P							
Cabinetmaking Shop									C	P							
Car Title Loan Business									C	P							
Car Wash, Full-Service or Self-Service									P ₇	P ₇							7 Subject to requirements of Article IX 60-60(5)
Caretaker's Residence	P	P	P	P	P	P	P	C	P	P	C	C	P	C	P		
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	
Check Cashing Business									C	P							
Church, Temple, Mosque, or Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Civic, Fraternal, Philanthropic, Charitable, or Nonprofit Organization								P	P	P	P	P	P	P			
Clothing and Apparel Store								P	P	P		P	P				
College or University, Private								P	P	P	P	P	P	P			

1 Not permitted for patio homes or townhomes

2 For single-family and multifamily residential uses

3 Subject to requirements of Article IX 60-60(4)

4 Drive-thru subject to requirements of Article IX 60-60(6)

5 Must meet the requirements of Chapter 30, Code of Ordinances. Structure must meet the standards, i.e. lot size, structure height, lot coverage, set backs, etc., for the zoning district within which it is located.

6 Subject to requirements of Article IX 60-60(14)

7 Subject to requirements of Article IX 60-60(5)

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College or University, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Garden	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	P ₈	8 Subject to requirements of Article IX 60-60(8)
Community Home	P _{8A}	P _{8A}	P _{8A}	P _{8A}	P _{8A}	P _{8A}	P _{8A}										8A (1) Must be at least one-half mile from another Community Home measured in a direct line from the property line of each Community Home. (2) Motor vehicles that exceed the number of bedrooms may not be kept on the property or in the right-of-way of any street adjacent to the property.
Concrete/Asphalt Batch Plant, Permanent												C				C	
Condominium (See Dwelling, Multifamily)																	
Continuing Care Facility								C	C	P		P	P				
Convenience Store with Fuel Sales								P ₉	P ₉	P ₉	C ₉	C ₉		P ₉			9 Subject to requirements of Article IX 60-60(1)
Convenience Store without Fuel Sales								P	P	P	P	P	P	P			
Country Club	C	C	C													C	
Custom Manufacturing (See Manufacturing, Custom)																	
Dance Hall/Event Center									P	P	P						
Day Care Services, Adult							C ₁₀	P ₁₀	P ₁₀	P ₁₀		P ₁₀	P ₁₀	P ₁₀			10 Subject to requirements of Article IX 60-60(3)
Day Care Services, Children							C ₁₀	P ₁₀	P ₁₀	P ₁₀		P ₁₀	P ₁₀	P ₁₀			10 Subject to requirements of Article IX 60-60(3)
Department or General Merchandise Store								P	P	P		P	P				
Detention Facility														C			
Dinner Theatre									P	P		P	P	P			
Distillery									P	P		P	P	P			
Distribution Center (See Warehousing and Distribution)																	
Dormitory, sorority or fraternity house					P	P	P	P _{10A}	P _{10A}	P _{10A}		P _{10A}	P _{10A}	P _{10A}			10A allowed within these district by right only when located within one-half mile from an higher educational institution
Driving Instruction School									P	P							
Drug Store									P	P		P	P	P			
Duplex (See Dwelling, Duplex)																	
Dwelling, Duplex				P		P	P										
Dwelling, Live/Work							P	P	P	P	P	P	P	P	P		
Dwelling, Multifamily					P	P	C			P		P	P	P			
Dwelling, Patio Home (Zero Lot Line Home)				P		P											
Dwelling, Single-Family Detached	P	P	P	P		P	P										
Dwelling, Single-Family Detached with Accessory Dwelling Unit	C	C	P	P ₁₁		P ₁₁	P										11 Accessory Dwelling Unit in R-2, R-M only on lots of at least 5,000 square feet
Dwelling, Small-Lot Single-Family Detached			P		P												
Dwelling, Townhome				P		P						P	P				
Electronic Sales/Service								P	P	P		P	P	P			
Equipment Rental, Heavy, No Outdoor Storage									P	P							
Equipment Rental, Heavy, With Outdoor Storage										P							
Equipment Rental, Light, No Outdoor Storage								P	P	P							
Equipment Rental, Light, With Outdoor Storage								P	P	P							
Fabric Store								P	P	P		P	P				
Fabrication Processes										P				P			
Fair/Rodeo Grounds or Exhibition Hall or Arena									C	C				C			
Farm Supply Store, Retail									P	P				C			
Farmers' Market								P	P	P		P	P	P			
Feed, Grain, or Hay Storage and Sale, Bulk/Wholesale										P				P			
Fine Arts Classes								P	P	P		P	P				
Fitness Center								P	P	P		P	P				
Flea Market, Indoor								P	P	P		P	P	P			
Flea Market, Outdoor/Open Air Market									C	C							
Florist								P	P	P		P	P				
Food Processing (craft)								P	P	P		P	P	P			
Food Processing (manufacturing)									P								
Food Truck Park								C	C	C	C	C	C	C			
Fuel Sales, Bulk										P ₉							9 Subject to requirements of Article IX 60-60(1)
Fuel (Gasoline/Propane) Sales, Retail								P ₉	P ₉		C ₉	C ₉					9 Subject to requirements of Article IX 60-60(1)
Funeral Services								P	P	P		P	P				
Furniture, Home Furnishings, and Home Decorating and Decor Store								P	P	P		P	P				
Furniture Repair and Sale, Used								P	P	P		C	C	C			
Garden Center/Nursery With Outside Storage								P	P	P		P	P	P			
Garden Center/Nursery, Without Outside Storage								P	P	P		P	P	P			
Golf Course	C	C	C											C			
Grocery Store								P	P	P		P	P				
Guest House	P	P	P	P ₁		P ₁	P										1 Not permitted for patio homes or townhomes

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	R-E	R-1	R-1A	R-2	R-3	R-M	R-T	C-1	C-2	C-3	IM	DAC	MU	PI	AD	AG	
Guidance Services				P		C	C	C	P		P	P					
Gunsmith and Locksmith Shop								P	P	P		P	P				
Halfway House	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅		P ₅	P ₅				
Hardware Store								P	P	P		P	P				
Home Improvement Center									P								
Home Occupation	P ₁₂	P ₁₂	P ₁₂	P ₁₂	P ₁₂	P ₁₂	P ₁₂					P ₁₂	P ₁₂		P ₁₂		12 Subject to requirements of Article IX 60-60(9)
Homeless Shelter													P				
Hospital									P				P				
Hotel (See also, Motel)									P			P	P		P		
Independent Living Facility for Seniors				P		C	C	C	P			P	P				
Jewelry Store								P	P			P	P				
Job and Vocational Training Center								P	P	P	P	P	P		P		
Junkyard	See Chapter 58, Kerrville Code of Ordinances																
Kennel, Up to 11 Animals, Indoor Pens									P	P	P						
Kennel, 12 or More Animals, Indoor or Outdoor Pens									P	P					P		
Landscape Nursery, Commercial/Wholesale									P						P		
Laundromat								P	P	P		P	P				
Laundry/Dry Cleaning Drop-Off/Pick-Up Station								P ₄	P ₄	P ₄		P ₄	P ₄				4 Drive-thru subject to requirements of Article IX 60-60(6)
Laundry/Dry Cleaning Plant									C	P	P						
Limousine/Taxi Service									P	P							
Livestock Sales, Wholesale															C		
Luggage and Leather Goods Store								P	P	P		P	P				
Lumber Yard									P	P							
Machine Shop									P						P		
Mailing Service									P	P	P	P	P	P	P		
Manufactured Home or Manufactured Housing							P ₁₃										13 Subject to requirements of Article IX 60-60(10)
Manufactured Housing Sales								C ₁₃	P ₁₃								13 Subject to requirements of Article IX 60-60(10)
Manufacturing, Custom (see Artisan's/Craftsman's Workshop)																	
Manufacturing, Assembly										P					P		
Manufacturing, General										P					C		
Microbrewery									P	P		P	P				
Mining and Mineral Extraction															C		
Mini-Storage								P ₁₄	P ₁₄	P ₁₄						14 Subject to requirements of Article IX 60-60(2)	
Minor Emergency/Urgent Care/Outpatient Medical Clinic								P	P	P		P	P				
Modular Home	P	P	P	P		P	P								P		
Motel									P			P	P		P		
Motor Freight/Trucking Company										C							
Motorcycle, All Terrain Vehicle, Personal Watercraft Dealership									P	P							
Movie Theater									P			P	P				
Museum								P	P	P		P	P	P	P		
Musical Instrument Sales and Repair								P	P	P		P	P				
Newspaper									P	P	P	P	P				
Nursing Home				P		C	C	C	P			P	P				
Office, General (Business or Professional)						P	P	P	P	P		P	P	P	P		
Office, Medical						P	P	P	P	P		P	P	P	P		
Office Furniture, Equipment, and Supply Store								P	P			P	P				
Outdoor Storage of Equipment and Materials as a Primary Use										P							
Parking Lot or Structure, Accessory				P				P	P	P	P	P	P	P	P		
Parking Lot, Stand-Alone								C	C	P	P	P	P	P	P		
Parking Structure									P			P	P	P	P		
Pawnshop With Outside Storage									P								
Pawnshop, No Outside Storage									P	P		P	P				
Payday Loan Business									C	P							
Pet and Pet Supply Sales								P	P	P		P	P				
Pet Grooming								P	P	P	P	P	P		P		
Photography Studio								P	P	P	P	P	P		P		
Photography/Camera Supply Store								P	P	P		P	P				
Portable Building Sales										P							
Print Shop								P	P	P	P	P	P	P	P		
Public or Institutional Facility or Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Quadruplex (See Dwelling, Multifamily)																	
Radio or Television Station or Broadcasting Studio with Tower									P	P							
Radio or Television Station or Broadcasting Studio without Tower								P	P	P	P	P	P	P			

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	R-E	R-1	R-1A	R-2	R-3	R-M	R-T	C-1	C-2	C-3	IM	DAC	MU	PI	AD	AG	
Recreational Skills Classes							C	P	P	P		P	P				
Recreational Vehicle Dealership									P	P							
Recreational Vehicle or Trailer Park						C			C			C					
Rectory/Parsonage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Repair Shop, Household Items								P	P	P	P	P	P	P			
Repair Shop, Personal Items								P	P	P		P	P				
Research and Development Lab								P	P					C			
Residential Care Service	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅				⁵ Subject to Article 1, Chapter 30, and Article IX 60-60(7)
Restaurant, Food and Beverage Shop								P	P	P	P	P	P	P			
Restaurant, General, With Drive-Thru or Drive-In Service								P ₄	P ₄	P ₄	P ₄	P ₄	P ₄	P ₄			⁴ Drive-thru subject to requirements of Article IX 60-60(6)
Restaurant, General, Without Drive-Thru Service								P	P	P		P	P	P			
Salvage, Reclamation, Recycling of Materials										C							
Sand, Gravel, or Stone Extraction														C			
Sand, Gravel, or Stone Storage and Sales										C				C			
School, Private, Elementary	C	C	C	C	C	C	C	C	C				P				
School, Private, Intermediate and Secondary	C	C	C	C	C	C	C	C	C			P					
School, Public, Elementary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Public, Intermediate and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Second-hand/Used Goods Store With Outside Storage								P									
Second-hand/Used Goods Store, No Outside Storage								P	P	P		P	P				
Security Service								P	P	P	P	P	P	P		P	
Security Systems Installation and Monitoring Company								P	P	P	P	P					
Sexually Oriented Business								See Chapter 30, Kerrville Code of Ordinances									
Shipping Containers										P ₁₅			P ₁₅	P ₁₅			¹⁵ Shipping Containers subject to requirements of Article IX 60-60(17)
Short-term Rental Unit	—	—	P	—	P	—	P				P	P	P			—	
Showroom, in Conjunction with Warehousing and Distribution									P				P				
Showroom, without Warehousing and Distribution								P	P	P	P	P	P	P			
Smoke Shop								C	P	P	P	P	P	P			
Solar Energy Facility								C	C	C	P		P	P	C		
Special Care Facility							P	C	C	P		P	P				
Sporting Goods Store							P	P	P		P	P	P	P			
Stables, Commercial														P			
Stables, Private	P													P			
Stationery Store								P	P	P		P	P				
Tailor, Seamstress, or Needlework Shop								P	P	P		P	P				
Tattoo or Permanent Cosmetics Shop, Body Piercing								P	P	C	C						
Taxidermy Shop								C	C	P	P						
Townhome (See Dwelling, Townhome)																	
Toy, Gift, Hobby, and Novelty Shop								P	P	P		P	P	P			
Transportation Terminal, Bus/Aviation									C	C	C			P			
Triplex (See Dwelling, Multifamily)																	
Truck Stop and Fueling Station									C ₉	C ₉							⁹ Subject to requirements of Article IX 60-60(1)
Utility, Local	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, Private or Franchise	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utility, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Service, Large Animal, Indoor or Outdoor Pens									P	P	P		P	P		P	
Veterinary Services, Small Animal, Indoor Pens									P	P	P		P	P		P	
Warehousing and Distribution										C	P				P		
Welding Shop										P				P		P	
Wholesaling										C	P			P		P	
Wind Energy System, Small								See Chapter 26, Kerrville Code of Ordinances									
Winery									P	P	P	P	P	P	C		
Wireless Telecommunications Facilities									See Ordinance 2003-35								
Zero Lot Line Single-Family Dwelling (See Dwelling, Patio Home)																	

P = Permitted, C = Conditional Use, blank = prohibited