

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	P1	P	P1	P	P	P	P	P	C	C	P	P	P	1 Not permitted for patio homes or townhomes	
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	P			P			2 For single-family and multifamily residential uses	
Amenity Center	P2	P2	P2	P2	P2	P2						P2	P2					
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	P							
Appliance Repair/Sale, Used Appliances								P	P	P		P	P					
Appliance Store								P	P	P		P	P					
Art Studio/Gallery								P	P	P		P	P					
Artisan's/Craftsman's Workshop							P	P	P	P	P	P			P		2A City's health & Safety standards, if any, apply. Must have license required by Code Section 30-6(4)	
Assisted Living Facility					P2A		C2A	C2A	C2A	P2A		P2A	P2A					
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									P3	P3								
Automobile Rental or Leasing									P	P	P							
Automobile Service and Repair, Major										P3	P3							
Automobile Service and Repair, Minor									P3	P3	P3							
Automobile Towing/Wrecker Service										C	P							
Automotive Body Shop										C	P						3 Subject to requirements of Article IX 60-60(4)	
Aviation facilities															P			
Aviation Service and Repair															P			
Bail Bonding Agency									P	P								
Bank or Financial Institution								P4	P4	P4	P4	P4	P4		P4			
Bar or Cocktail Lounge									P	P		P	P		C			
Barber or Beauty Shop							P	P	P	P		P	P					
Bed and Breakfast								P	P	P		P	P					
Bicycle and Bicycle Accessory Sales and Repair								P	P	P		P	P					
																		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.
Boarding Home Facility	P5	P5	P5	P5	P5	P5	P5	P5	P5	P5		P5	P5					
Boat (Marine) Dealership										P	P							
Book Store								P	P	P		P	P					
Brewpub									P	P		P	P		C			
Building Contractor, General									C	P	P							
Building Contractor, Maintenance and Repair									C	P	P							
Building Contractor, Temporary Field Office	P6	P6	P6	P6	P6	P6	P6	P6	P6	P6	P6	P6	P6	P6	P6			
Building Contractor, Trade Specialist									C	P	P							
Building Contractor's Storage Yard											P							
Cabinetmaking Shop									C	P	P							
Car Title Loan Business										C	P						7 Subject to requirements of Article IX 60-60(5)	
Car Wash, Full-Service or Self-Service									P7	P7								
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			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	P				
Clothing and Apparel Store								P	P	P		P	P					
College or University, Private								P	P	P	P	P	P	P				

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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				
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		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				
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						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						
Equipment Rental, Light, With Outdoor Storage										P	P						
Fabric Store								P	P	P		P	P				
Fabrication Processes											P				P		
Fair/Rodeo Grounds or Exhibition Hall or Arena											C					C	
Farm Supply Store, Retail										P	P					C	
Farmers' Market									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				
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		
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				
Garden Center/Nursery With Outside Storage									P	P	P	P	P				
Garden Center/Nursery, Without Outside Storage									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					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.	
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				12 Subject to requirements of Article IX 60-60(9)	
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		
Homeless Shelter														P			4 Drive-thru subject to requirements of Article IX 60-60(6)	
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	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					
Laundry/Dry Cleaning Plant									C	P	P						13 Subject to requirements of Article IX 60-60(10)	
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			
Manufactured Home or Manufactured Housing						P ₁₃												
Manufactured Housing Sales										C ₁₃	P ₁₃							
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	P			
Musical Instrument Sales and Repair								P	P	P		P	P					
Newspaper										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			
Office, Medical							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			
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	P					
Pet Grooming							P	P	P	P		P	P					
Photography Studio							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					
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					

