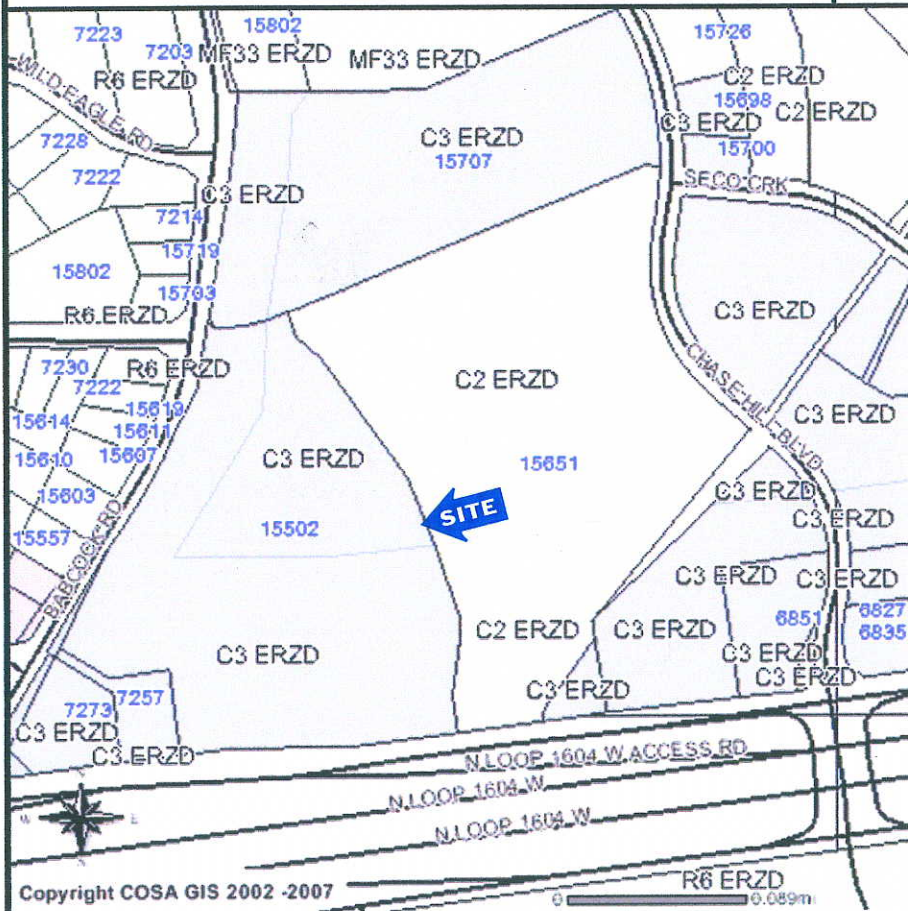


### ArcIMS HTML Viewer Map



16.071 Acres, Babcock Road & N. Loop 1604 W, San Antonio, TX

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

Offices, banks, churches, public and private school, employment agency, laboratory (testing), library, medical clinic, optician, reading room, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

**O-2 Office District (Sec. 35-310.09)**

Provides a wider variety of office and retail uses, than the O-1 district, to permit mixed-use development and the internal capture of vehicular trips while facilitating economic growth. O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include: Art Galleries, Bookstores, Drug Stores, Delicatessens, Newsstands, Auditorium, Barber Shops, Beauty Shops, and Restaurants. 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

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

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 include: Arcade, Small Animal Clinic, Movie Rentals, Grocery Store, Restaurant, Furniture Sales, Nursery (retail – no growing of plants on site permitted), Office Equipment and Supply, Rug or Sales (retail). No outdoor storage or display of goods shall be permitted except for outdoor dining.

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

C-2 districts accommodate neighborhood commercial uses, which depend on a greater volume of vehicular traffic. Examples of permitted uses include: Alcoholic Beverage Retail Store, Miniature Golf, Billiard Parlor (no alcohol), Laser Hide and Seek Game (indoors), Pet Cemetery, Auto oil, lube, & tune up, Auto glass tinting, Tire Repair (sale and installation only), Paint & Wallpaper. No outdoor storage or display of goods shall be permitted except for outdoor dining

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

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

**C-2P Commercial Pedestrian (Sec. 35-310.10e)**

C-2P districts are identical to C-2 districts except that there is a 35-foot maximum front setback.

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

C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, C-2 or C-3 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. Examples of permitted uses include: Microbrewery, Bar or Tavern, Amusement/Theme Parks, Dance Hall, Movie Theatre, Auto Repair, Auto Sales (new and used), Auto Glass Sales (installation permitted), Auto Muffler (sales and installation only), Bookbinder, Dry Cleaning or Laundry Plant. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas, which are screened as provided in 35-510(g) of the Unified Development Code.

**C-3R Commercial District, Restrictive Alcoholic Sales (Sec. 35-310.10e)**

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

**C-3NA Commercial District, Nonalcoholic Sales (Sec. 35-310.10e)**

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. Examples of permitted uses include: Indoor Theatres, Taxi Service, Apartments (6 dwelling units through 50 dwelling units per gross acre), Hotels, Motels, 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 and limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses include: Auto Alarm and Radio – Sales and Installation, Cabinet/Carpenter Shop, Can Recycle Collection Station (no shredding), Lumber Yard and Building Materials, Machine Shop, Broom and Brush Manufacturing.

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

The 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 include: Abrasive Manufacturing, Chemical/Drug Wholesale and Storage, Clothing Manufacturing (non-Chemical Process), Ice Cream Manufacturing.

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

The I-2 district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The I-2 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 include: Batching Plant, Dry Cleaning Plant, Acetylene Gas Manufacturing and Storage, Asphalt Products Manufacturing.






**OVERLAY DISTRICTS**




































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

Overlay district that imposes height restriction near the San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base and Randolph Air Force Base.

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

Overlay district that restricts certain uses located over the Edwards Aquifer recharge zone.

- Legend**
-  Parcels
  -  Military Bases
  -  San Antonio City Limits
  -  Incorporated Towns
  -  Bexar County
  -  Bexar Streets
  -  Parcel Addresses
  -  Zoning

-  B2NA
-  C1
-  C2
-  C2NA
-  C3
-  C3NA
-  C3R
-  O
-  H1
-  H2
-  L
-  MF25
-  MF33
-  MF40
-  NC
-  NP 10
-  NP 15
-  NP 8
-  O1
-  O2
-  OCL
-  R20
-  R4
-  R5
-  R6
-  RE
-  RM4
-  RM5
-  RP
-  RD
-  FR
-  UD
-  M11
-  M12
-  C3R C