

## Section 4.4 Establishment of Zoning Districts

The following Zoning Districts are hereby established for the City as authorized by the City Charter and Chapter 211 of the Texas Local Government Code:

<u>DISTRICT CODE</u>	<u>DISTRICT NAME</u>
AG	Agricultural - Homestead
SF-1	Estate Residential
SF-2	Low Density Single-Family Residential
SF-3	Low-Medium Density Single-Family Residential
SF-4	Medium Density Residential
SF-5	Medium-High Density Single-Family Residential
SF-6	High Density Single-Family Residential
TF-1	Duplex
MF-1	Multi Family
MF-2	Multi Family
MH-1	Manufactured Housing
MH-2	Mobile Home Park
C-1	Neighborhood Commercial
C-2	Community Retail/Service
C-3	General Retail / Office
C-4	General Commercial
PF	Public Facilities (Parks and Institutional Facilities)
I-1	Light Industrial
I-2	Heavy Industrial
MURE	Mixed Use Regional Employment Center
OT	Old Town Mixed Use Overlay
78	FM 78 Mixed Use Overlay
TC	Town Center Mixed Use Overlay

## Section 4.5 Zoning District Purpose Statements

### 4.5.1 Residential Districts

#### 4.5.1.1 Estate Residential (SF-1)

This district is established for large-lot single-family residential housing and is consistent with a very low density suburban/exurban development with housing arranged in conventional detached format with a maximum density of 1 unit per acre, to create a semi-rural setting of the City.

#### 4.5.1.2 Low Density Residential District (SF-2)

This district is established for large-lot single-family residential housing and is consistent with a very low density suburban/exurban development with housing arranged in conventional detached format with a maximum density of 2 units per acre, to create a semi-rural setting of the City.

#### 4.5.1.3 Low-Medium Density Residential District (SF-3)

This district is established for traditional suburban development of single-family detached dwellings in a low to medium density setting of 2-4 up to three (3) units per acre maximum. Higher intensity residential development serves as a buffer to protect this area from incompatible uses.

#### 4.5.1.4 Medium Density Residential District (SF-4)

This district is established for traditional suburban development of single-family detached dwellings in a medium density setting of 2-4 units per acre maximum. Higher intensity residential development serves as a buffer to protect this area from incompatible and nuisance issues.

#### **4.5.1.5 Medium-High Density Residential District (SF-5)**

The mixed-density residential district enables a mix of residential densities (up to 5 units per acre). The district is intended to complement the suburban district and allow a mixture of different density neighborhoods.

#### **4.5.1.6 High Density Residential District (SF-6)**

The mixed-density residential district enables a mix of residential densities (up to 5.5 units per acre). The district is intended to complement the suburban district and allow a mixture of different density neighborhoods.

#### **4.5.1.7 Two-Family Residential District (TF-1)**

The two-family residential district enables duplex residential development up to 12 units per acre. The district is intended to serve as a transitional or buffer use.

#### **4.5.1.8 Multi-Family District (MF-1)**

This district provides for attached, multiple family residential use to a maximum density of 18 units per acre, situated with access to an arterial roadway. It is intended to be located near retail and office use to provide convenient service and serve as a transitional or buffer use.

#### **4.5.1.9 Multi-Family District (MF-2)**

This district provides for attached, multiple family residential use to a maximum density of 24 units per acre, situated with access to an arterial roadway or highway. It is intended to be located near retail and office use to provide convenient service, and access to regional facilities for its residents and serve as a transitional or buffer use.

#### **4.5.1.10 Manufactured Home District (MH-1)**

The Manufactured Home District, MH-1, is established to provide a single family residential zoning district most appropriate to an established neighborhood that contains predominantly manufactured home residences. This district allows for HUD-Code manufactured homes, modular homes, or other site-built homes on individual lots and provides for a diversity of housing options.

#### **4.5.1.11 Mobile Home Park District (MH-2)**

The MH-2 Mobile Home Park District is intended to provide locations for development of mobile home residence parks. Homes in this district shall be restricted to mobile homes as defined by the U.S. Department of Housing And Urban Development.

#### **4.5.1.12 Agricultural-Homestead District (AG)**

The Agricultural district is intended to serve as an initial temporary zoning designation for newly annexed properties into the City and as a permanent zoning designation for those rural properties of the City that are ideally suited for agricultural purposes. Since single-family residences are permitted in this district, this district is considered to be a residential district.

### **4.5.2 Mixed Use Districts (Old Town, Town Center Overlays and MURE zoning)**

The Mixed-Use Districts are intended to ensure harmonious development, redevelopment, and rehabilitation of uses by integrating an appropriate mix of residential retail, office, entertainment, civic uses commensurate with traditional values of the city, its citizens, and the surrounding area. The establishing of these Mixed-Use Districts serve to reinforce and reinvigorate downtown Cibolo's mixed-use residential, light retail and services, preserve the historical traditions and monuments of the "Old Town" and to create a Mixed Use District to expand a central core to the geographic center of Cibolo.

### **4.5.3 Non-Residential Districts**

#### **4.5.3.1 Neighborhood Commercial District (C-1)**

The Neighborhood Commercial district is established to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential areas. The intent of this District is to provide convenient neighborhood access to commercial services, and buffer neighborhoods from undesirable impacts of high intensity uses, such as noise, traffic & odors through performance standards.

#### **4.5.3.2 Community Retail/Service (C-2)**

The Town Center Commercial district is established to reinforce and reinvigorate downtown Cibolo's historical traditions and monuments. Town Center preserves the character, pedestrian scale, and architecture of the area surrounding Main Street by providing a limited range of business; creating a central, mixed-use destination environment for local: storefront retail, restaurants, lodging, family entertainment and Evening entertainment venues including but not limited to live music, dance halls and bars.

#### **4.5.3.3 General Retail/Office District (C-3)**

The Retail/Office District establishes a broad range of business operations, services and commercial development requiring arterial or collector street access. This district is intended for a variety of office, institutional and indoor retail uses that are designed to make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between districts and uses. This district should facilitate economic development activities that will strengthen neighborhoods; promote the development of targeted industries and provide community balance; provide educational and employment opportunities; and encourage local economic investment for citizens of Cibolo.

#### **4.5.3.4 General Commercial District (C-4)**

The General Commercial district is established to provide for a broad range of commercial uses and activities in high visibility areas to serve the needs of the surrounding region. It is the most intensive commercial zoning district and generally situated along a highway or major roadways.

#### **4.5.3.5 Light Industrial District (I-1)**

The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and services uses that serve the industrial development zone are also permitted.

#### **4.5.3.6 Heavy Industrial District (I-2)**

The I-2 district is established to provide for a broad range of industrial uses. It is the least restrictive industrial zoning district and is intended for the grouping of industrial uses in locations that have adequate and convenient access to major arterials, highways, and rail lines.

#### **4.5.3.7 Public Facilities District (PF)**

The Public Facilities District is intended to provide for public, semi-public and institutional facilities within close proximity to various neighborhood and commercial land uses and to serve as a transitional or buffer use.

### **4.5.4 Special Districts**

Generally, Special Districts are provided as follows in order to further goals and objectives of the City's Comprehensive Master Plan.

#### **4.5.4.1 Planned Unit Development District (PUD)**

Planned Unit Development zoning is intended to allow flexibility in planning and designing for unique or environmentally sensitive properties that are three acres in size or greater and which are to be developed in accordance with a common development scheme of planned associations of uses. PUD zoning is designed to accommodate various types of development, such as single-family residential, multiple housing development, neighborhood and community shopping centers, professional and administrative areas, industrial and business parks, and other uses or a combination or mix of uses. A PUD may be used to permit new or innovative concepts in land use and standards not permitted or accommodated by the zoning or subdivision standards in this UDC.

#### **4.5.4.2 Mixed Use Regional Employment Center District (MURE)**

This zoning district is reserved for areas suitable to provide a mix of very high density residential, retail, office, service, research and development, institutional and clean light industrial uses along major highway corridors. The purpose of this district is to promote economic development and retail activity, while promoting traffic circulation and safety, protecting adjacent residential neighborhoods, and promoting a positive image of the community. It is expressly intended that no low density residential dwellings will be

allowed in this mixed use district and any existing dwellings will remain as legal non-conforming dwellings. Medium density residential uses shall only be considered in the form of apartment or condominium uses on upper levels of buildings where higher intensity uses are provided on the ground level.

#### **4.5.4.3 FM 78 Mixed Use Overlay District (FM 78)**

The "78" Overlay District (78) intends to provide a cohesive set of design and use standards for properties within its boundaries. The District recognizes the importance of the FM 78 corridor through Cibolo as a local and regional commercial center, and emphasizes traffic management, mixed commercial and residential use opportunities, and management of visual clutter through signage control, screening and buffering. Architectural design standards are part of the 78 Overlay District to promote the development of pedestrian-scale buildings and define the corridor as a cohesive district.

#### **4.5.4.4 Old Town Mixed Use Overlay District (OT)**

The Old Town Overlay District (OT) is intended to provide a cohesive set of design and use standards for properties within its boundaries. The OT District recognizes the historical fabric of Old Town Cibolo and seeks to preserve the character, pedestrian scale, and architecture of the area surrounding Main Street. Additionally, it seeks to provide a pedestrian-oriented environment and flexibility for harmonious residential, civic, and commercial uses, as well as context-sensitive design standards to integrate new development with the City's original core.

#### **4.5.4.5 Town Center Mixed Use Overlay District (TC)**

The Town Center Overlay District is intended to provide a cohesive set of design and use standards for properties within its boundaries. The TC District recognizes the current and future importance of this area adjacent to the Old Town District, the future extension of FM 1103 and Haeckerville Road, and generally the area's central location with respect to the ultimate city limits. The TC District provides additional flexibility to mix residential, commercial, and civic uses. Additionally, it seeks to provide a pedestrian-oriented building environment and manage visual clutter through signage control, screening and buffering.







Use	SF1	SF2	SF3	SF4	SF5	SF6	TF-1	MF1	MF2	MH1	MH2	AG
<b>Multiple-family residential.</b>								P	P			
The use of a site for two (2) or more dwelling units, each in a separate building.												
<b>Patio home.</b>					C	C		P	P			
A detached, single-family unit typically situated on a reduced-sized lot that orients outdoor activity within the rear or side patio areas for better use of the site for outdoor living space.												
<b>RV Park</b>											P	
An area where facilities are provided for recreational or camping vehicles or travel trailers, tents or other portable habitation, utilized by the public as a place for camping, vacationing, or temporary usage, which are in place for not more than 30 (thirty) days.												
<b>Single-family residential.</b>	P	P	P	P	P	P	P			P		P
The use of a site for only one (1) dwelling unit.												
<b>Townhouse residential.</b>							P	P				
The use of a site for two (2) or more townhouse dwelling units, constructed with common or adjacent walls and each located on a separate ground parcel within the total development site, together with or without common area serving all dwelling units.												

## Section 13.2 Commercial Uses

All uses not expressly permitted by the UDC shall be prohibited.

**P = Permitted use**

**C = Conditional use**

**S= Subject to supplemental use regulations of UDC Article 6.**

Use	C1	C2	C3	C4	I1	I2
<b>Administrative and business offices.</b>	P	P	P	P	P	
Offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices or public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.						
<b>Agricultural sales and services.</b>				P	P	P
Establishments or places of business engaged in sale (from the premises) of feed, grain, fertilizers, pesticides and similar goods or in the provision of agricultural related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, feed and grain stores and tree service firms.						
<b>Amusement center</b>		C	P	P		
An establishment offering 5 (five) or more amusement devices, including, but not limited to, coin-operated electronic games, shooting galleries, table games and similar recreational diversions within an enclosed building.						
<b>Artisan sales</b>	P	P	P	P		
The manufacture and retail sale of hand-crafted wares such as pottery, jewelry, art, and similar products of craftsmanship.						
<b>Artisan/ Culinary Classes (Specialty Classes)</b>	P	P	P	P		
An establishment used in the teaching of specialty classes in the arts of crafting, sculpture, artwork, food and the like. Such classes will be conducted by a trained instructor on an occasional basis.						
<b>Automobile Dealership</b>				P		
Includes new and used car, pick-up truck and motorcycle sales/display and associated maintenance facilities.						

Use	C1	C2	C3	C4	I1	I2
<b>Automotive rentals.</b>			C	P	P	
Rental of automobiles, noncommercial trucks, trailers and recreational vehicles, including incidental parking and servicing of vehicles available for rent or lease. Typical uses include auto rental agencies, trailer rental agencies and taxi cab parking and dispatching.						
<b>Automotive; Minor Repairs/Service</b>			P	P	P	P
An establishment primarily engaged in the repair, maintenance or washing of automobiles and pick-up trucks and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, washing and transmission work, which is conducted within a completely enclosed building.						
<b>Automotive; Major Repairs/Service</b>				P	P	P
Indoor and outdoor repair and service of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including the sale, installation and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, body and fender shops, painting and major repairs and service activities, but excluding dismantling or salvage.						
<b>Automotive sales.</b>				P	P	
Sale or lease of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance and servicing. Typical uses include new and used car dealerships, motorcycle dealerships and boat, trailer and recreational vehicle dealerships.						
<b>Automotive service station</b>		C-S	C-S	P-S	P-S	
That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. Accessory activities shall be permitted to include an automatic car wash and convenience food and beverage sales. Refer to Article 6 of this UDC for additional requirements.						
<b>Automotive washing.</b>			P	P	P	
Refers to establishments where the primary use is the washing, cleaning and detailing of automobiles and related light equipment. Typical uses include auto laundries or car washes.						

Use	C1	C2	C3	C4	I1	I2
<b>Bar/Micro Brewery</b>		P	P	P		
A use engaged in the preparation and retail sales of alcohol beverages for consumption on the premises, including taverns, bars, cocktail lounges and similar uses.						
<b>Building maintenance services.</b>			P	P	P	
Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance or window cleaning services.						
<b>Business or Financial Services</b>	C	P	P	P		
An establishment intended for the conduct or service or administration by a commercial enterprise, or offices for the conduct of professional or business service.						
<b>Business support services.</b>	P	C	P	P	P	
Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms.						
<b>Business or trade school.</b>	C	C	P	P		
A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university or public or private educational facility.						
<b>Commercial off-street parking.</b>		C	C	P	P	P
Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or parking garages.						
<b>Communications services.</b>				P	P	P
Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as major utility facilities. Typical uses include television studios or telecommunication service centers.						
<b>Concrete Asphalt Batching Plant (Permanent)</b>					C	C
A permanent manufacturing facility for the production of concrete or asphalt.						

Use	C1	C2	C3	C4	I1	I2
<b>Construction sales and services.</b>				P	P	P
Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings to other structures other than retail sale of paint, fixtures and hardware excluding those classified as one of the automotive and equipment services use types. Typical uses included building materials stores, tool and equipment rental or sales or building contractors.						
<b>Consumer repair services.</b>	P	P	P	P		
Establishments primarily engaged in the provision or repair services to individuals and households rather than firms, but excluding automotive and equipment use types. Typical uses included appliance repair shops, watch or jewelry repair or musical instrument repair firms. All incidental storage shall be enclosed.						
<b>Dry Cleaning Plant</b>					P	P
A large scale establishment primarily engaged in the large scale industrial scale cleaning of textiles and garments in large revolving washers where they are washed with the cleansing fluid and special soaps, rinsed with pure cleansing fluid, and then spun to remove most of the fluid. They are then dried with warm air in a tumbler where cleansing fluids are reclaimed and used again.						
<b>Equipment repair services.</b>				P	P	P
Repair of trucks, tractors, construction equipment, agricultural implements and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services and machine shops, but exclude dismantling or salvage.						
<b>Farmers Market</b>	C	P	C			
Places of business primarily engaged in the retail sale of farm grown food. Use is allowed on a day to day or part time basis with the permission of the property owner on whose property the sales will be conducted.						
<b>Financial services.</b>	P	P	P	P		
Establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities and similar services.						

<b>Use</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>I1</b>	<b>I2</b>
<b>Fitness Studio/ Health Spa</b>	C	P	P	P		
A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, yoga, health spas and martial arts studios.						
<b>Flea Market; Outdoor Open Air Sales</b>				C		
Buildings or open areas in which sales areas or stalls are set aside or rented and which are intended for use by two or more individuals or by educational, religious or charitable organizations to sell articles that are either homemade, homegrown, handcrafted, or antique.						
<b>Food sales; grocery</b>	P	P	P	P		
Establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries and candy shops.						
<b>Food Truck, Ancillary</b>		P	P	P		
A maximum of two (2) food trucks parked and operating on a single lot home to a permanent business or building.						
<b>Food Truck, Park</b>		C	C	C		
Three (3) or more food trucks parked and operating on a single lot and serving as the primary business on-site.						
<b>Funeral services.</b>			P	P		
Establishments engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals.						
<b>General retail sales, neighborhood scale</b>	P	P	P	P		
Sales or rental of commonly used goods and merchandise for personal or household uses for surrounding neighborhoods.						
<b>General retail sales, regional</b>			P-S	P		
Sales or rental of commonly used goods and merchandise for personal or household use. Typical uses include department stores, apparel stores, furniture stores, mail order stores or similar establishments. Refer to Article 6 of this UDC for additional requirements.						
<b>Health care offices.</b>	P	P	P	P		
A use providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by physicians, dentists, medical and dental laboratories and similar health practitioners.						

Use	C1	C2	C3	C4	I1	I2
<b>Hotel-motel.</b>		C	P	P		
Lodging services involving the provision of room and/or board. Typical uses include hotels, motels, bed and breakfast or transient boarding houses.						
<b>Ice Dispensing; Portable Building/Structure</b>			P-S	P-S		
Refers to an automatic self-contained portable ice dispensing structure that produces and dispenses ice for retail sale as a primary or secondary use of site. This does not include typical ice machines that sell packages bags of ice.						
<b>Indoor entertainment.</b>		C	P	P		
Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls.						
<b>Indoor Gun Range;</b>			C	P	P	
Permitted subject to building being soundproofed and a building design that will prevent ammunition from leaving the building, as per the Cibolo building codes.						
<b>Indoor sports and recreation.</b>		C	P	P	C	
Uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, Gymnasium, Cross-Fit Studios and arcades.						
<b>Kennels.</b>				P	P	
Boarding and care services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, or dog training centers.						
<b>Laundry services: Dry Cleaning</b>	P	P	P	P		
Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services as personal services.						
<b>Laundry services, Laundry Mat</b>			C	P	P	
A facility where patrons wash, dry or dry-clean personal clothing or other fabrics in machines operated by the patron.						
<b>Liquor Store</b>		C	P	P		
Establishments engaged in the sale of alcoholic beverages for the purpose of off-premise consumption.						
<b>Local convenience store (Without Fuel Sales)</b>	C	C	P	P		
A commercial activity engaged in the sale of commonly used goods & merchandise for personal or household use in a structure five thousand (5,000) square feet or less in size.						

Use	C1	C2	C3	C4	I1	I2
<b>Local convenience store (With Fuel Sales)</b>	C	C	P	P		
A commercial activity engaged in the sale of commonly used goods and merchandise, including petroleum products, for personal or household use in a structure five thousand (5,000) square feet or more in size. Refer to Article 6 of this UDC for additional requirements for fuel sales.						
<b>Outdoor sports and recreation (Light)</b>		P	P	P		
Uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, racquetball courts, skate parks, small scale entertainment venues and marinas.						
<b>Outdoor sports and recreation (Intensive)</b>					C	P
Intensive recreation uses that are conducted in the outdoors that generate considerable noise, vibration, heat, odor and other environmental impacts. Typical uses include race tracks, speedways, drag strips, gun firing ranges, concert venues and the like.						
<b>Paint Shop (Non-Retail)</b>				P	P	P
Establishments primarily engaged in the painting of cars, motorcycles, RV's and other materials.						
<b>Pawn Shop</b>			C	C		
An establishment where money is loaned on the security of personal property pledged in the keeping of the owners goods.						
<b>Personal services.</b>	P	P	P	P		
Establishments or places of business primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, seamstress, tailor, shoe repair shops and self-service laundry or self-service apparel cleaning services.						
<b>Pet services.</b>	C	P	P	P		
Retail sales, vet services and grooming of domestic dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons or pet grooming shops.						
<b>Portable Building Sales</b>				P	P	
This use is applicable to the outdoor display and/or sale of heavy machinery and equipment.						

Use	C1	C2	C3	C4	I1	I2
<b>Professional office.</b>	P	P	P	P	P	
A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions.						
<b>Restaurant, Convenience.</b>	P	P	P	P		
A use engaged in the preparation and retail sale of food and beverages (excluding alcoholic beverages), for on premise consumption only. Typical uses include soda fountains, ice cream parlors, sandwich shops and coffee shops.						
<b>Restaurant, Fast Food</b>	C	C	P	P		
A use engaged in the retail sale of pre-prepared or rapidly prepared food and beverages directly to customers (excluding alcoholic beverages), for on-and off-premise consumption, commonly referred to as having "take-out" service. Typical uses have drive-thru window service and have extended hours of operation.						
<b>Restaurant, Neighborhood.</b>	P	P	P	P		
A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages when conducted as an accessory or secondary feature producing less than thirty (30) percent of the gross income. For a neighborhood restaurant including outdoor entertainment, see Article 6 of this UDC for additional requirements.						
<b>Service station.</b>		C-S	P-S	P-S		
An establishment where the sale of petroleum products is the principal use but may also offer incidental indoor automobile service and repair. All services provided and all storage supplies, parts, equipment shall be kept indoors.						
<b>Sexually Oriented Businesses.</b>				C	C	C
Refers to those acts, uses and services described more particularly in City Ordinance Number 744.						
<b>Tire Dealer (No Open Storage)</b>			P	P		
<b>Tire Dealer with Open Storage</b>					C	
<b>Trailer/Mobile Home Display, Sales or Storage</b>				P	P	
<b>Truck/Trailer Rental and/or leasing</b>				P	P	

Use	C1	C2	C3	C4	I1	I2
<b>Truck/Bus Repair</b>				C	P	
<b>Truck Sales (Heavy Trucks) and RV Sales</b>				C	P	
<b>Veterinary services.</b>	C	P	P	P	P	P
Veterinary service for all animals. Typical uses include animal clinics and hospitals. Veterinary services shall not include the boarding of large or small animals.						
<b>Winery/Production Brewery</b>			C	C	P	P
An establishment that produces wine and/or beer on site. Such businesses hold proper permitting and are regulated by the Texas Alcoholic Beverage Commission. This use may be permitted in Agricultural (AG) zoning.						
<b>Wrecker Business associated with auto impounding and storage</b>				C	C	C
A yard or building where automobiles are stored or offered for sale as whole units or salvaged parts.						

### Section 13.3 Industrial Uses

All uses not expressly permitted by the UDC shall be prohibited.

**P = Permitted use**

**C = Conditional use**

**S= Subject to supplemental use regulations of UDC Article 6.**

Use	C1	C2	C3	C4	I1	I2
<b>Basic industry.</b>						P
A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials or a use utilizing flammable explosive or commonly recognized offensive conditions or materials.						
<b>Custom Light Manufacturing.</b>					P	P
Establishments primarily engaged in the on-site, indoor production and storage of goods by hand manufacturing which involves only the use of hand tools or mechanical equipment not exceeding two (2) horsepower or a single kiln not exceeding eight (8) kilowatts. The direct sale to consumers of those goods produced on-site is prohibited.						
<b>General Contractor Services</b>				P-S	P-S	P-S
General contractor services are permitted subject to compliance with all environmental performance standards of this UDC.						
<b>Light manufacturing.</b>					P	P
A use engaged in the manufacture, predominantly from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and storage, sales and distribution of such products, but excluding basic industrial processing.						
<b>Sand, Gravel, Stone or Petroleum Extraction, Oil and Gas Wells</b>					C	C

Use	C1	C2	C3	C4	I1	I2
<b>Warehousing and distribution.</b>						
Establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage and use types:						
A. <i>Convenience storage.</i> Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing. Refer to Article 6 Section 6.3 for additional requirements regulating this use.			C-S	P-S	P-S	P-S
B. <i>General warehousing and distribution.</i> Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, or open storage yards.				C	P	P
C. <i>Limited warehousing and distribution.</i> Wholesaling, storage and warehousing services within enclosed structures. Typical moving and storage firms and retail mail order distribution centers.				P	P	P
<b>Research and Development Services</b>						
Establishments primarily engaged in research of an industrial or scientific nature but excludes product testing. Typical uses include electronics research laboratories, research and development firms, or pharmaceutical research labs.						
<b>Scrap and salvage services and wrecking services.</b>						
Places of business primarily engaged in the storage, sale, dismantling or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junk yards or paper salvage yards.						
<b>Vehicle storage.</b>						
Long term storage of operating or non-operating vehicles. Typical uses include storage of private parking tow-away or impound yards, but exclude dismantling or salvage.						



















# ARTICLE 14. LOT DESIGN STANDARDS

Article 14.1 Lot Design Standards (Residential)									
District Code	Zoning District (for setbacks in Overlay Districts reference UDC Article 4)	Maximum Develop. Density (units/ac)	Minimum Lot Area (ft <sup>2</sup> ) / *Maximum Lot Area (ac)	Minimum Lot Width	SETBACKS			Maximum Building Height (in feet) <sup>11</sup>	Maximum Lot/Impervious Coverage (%)
					Minimum Front BSL	Minimum Rear BSL	Minimum Side BSL		
<b>RESIDENTIAL</b>									
AG	Agricultural - Homestead	None	None	None	35	10	10	35 <sup>8</sup>	35 <sup>2</sup>
SF-1 <sup>10</sup>	Estate Residential	1.00	43,560 <sup>1</sup>	100	40	25	25 <sup>7</sup>	35	35 <sup>2</sup>
SF-2	Low Density Residential	2.00	21,000 <sup>1</sup>	85	35	25	15 <sup>7</sup>	35	35 <sup>2</sup>
SF-3 <sup>10</sup>	Low-Medium Density Residential	3.00	12,000	80	25	25 <sup>9</sup>	10 <sup>6,7</sup>	35	40 <sup>3</sup>
SF-4 <sup>10</sup>	Medium Density Residential	4.00	9,200	70	25	10 <sup>9</sup>	10 <sup>6,7</sup>	35	50 <sup>3</sup>
SF-5	Medium-High Density Residential	5.00	7,200	65	25 <sup>3</sup>	10 <sup>9</sup>	10 <sup>7</sup>	35	55
SF-6	High Density Residential	5.50	6,600	60	25 <sup>3</sup>	10 <sup>9</sup>	10 <sup>7</sup>	35	60
TF-1	Two-Family Residential	12.00	9,000	75	25	10	10	35	60
MF1	Multi-Family Residential	18.00	*20	100	25 <sup>4</sup>	10	10	45	75
MF2	Multi-Family Residential	24.00	*30	100	25 <sup>4</sup>	10	10	45	80
MH1	Manufactured Home	5.50	6,600	75	25	20	10	35	40
MH2	Manufactured Housing Park	12.00	43,560	55	25 <sup>4</sup>	10	5	35	50

**Notes:**

- 1 Lots for which an on-site sewage facility is proposed are subject to Title 30, Texas Administrative Code, Chapter 285. The application of Chapter 285 may require larger minimum lot sizes than the City of Cibolo UDC. In such cases, the more restrictive shall apply.
- 2 Maximum lot coverage is 35%, not to exceed 15,000 square feet.
- 3 Minimum 18' front yard setback for garage, if not served from rear alley. (Pertains to vested SF-3 lots prior to Feb. 26, 2013)
- 4 May be reduced to 15' if parking provided at side or rear of building.
- 5 The maximum lot coverage for this district shall not restrict the placement of one (1) accessory structure of less than 100 square feet, provided such structure is placed on skids and complies with the requirements of Article 15, and does not interfere with the use of any easement present.
- 6 Minimum 15 feet between homes, but not less than 5 feet on either side of the common side lot line for lots vested prior to Feb. 26, 2013.
- 7 Corner lots: Any garage or carport facing the side street must be set back not less than 20 feet.
- 8 The maximum height pertains only to the height of a home. The height of accessory agricultural structures, such as barns, windmills and silos; is not restricted.
- 9 A side yard setback of 5.0' feet shall be permitted for any SF-2 and SF-3 lot vested prior to Feb. 26, 2013.
- 10 Requires two (2) side yards to have a combined total of 15 feet, with a 5' minimum on one side and a 10' minimum on the other side.
- 11 Reference Appendix B for Height Exhibit

## Section 14.3 Modified Residential Standards

### A. General Purpose and Descriptions

This Section deals with specific residential products allowed within the Multi-family Residential zoning districts. Applicable residential products include townhomes, duplex, and condominiums. Although not a multi-family product, patio homes may use the modified standards in this section.

### B. Area regulations

Property and buildings shall conform to the applicable MF-1 or MF-2 zoning with the exceptions of the housing products presented in Section 14.3. In those instances a developer may:

1. Propose a zero lot line product
  - Maximum lot acreage of 20 acres in MF-1 and 30 acres in MF-2;
  - Minimum lot width to be 40 feet'
  - Minimum front BSL to be 15 feet;
  - Minimum side BSL to be 0 on one side and 10 feet on other side;
  - Minimum rear BSL to be 10 feet;

For lots with the zero (0) BSL setback, the zero side must:

- a) Have a roof overhang equipped with a gutter that may extend a maximum of eight (8) inches into a neighboring lot. No other roof overhangs or extensions from a wall may extend into a neighboring lot.
- b) Have storm gutters installed on the closest exterior roofline to an adjacent property if the general slope of the roof falls toward the neighboring lot. Gutters must include returns to direct the water to the lot of origin.
- c) Have the "zero" side designated on the Final Plat. Depict all access, maintenance and use easements on Preliminary and Final Plats.
- d) Have a five (5) foot wide access, maintenance and use easement dedicated on the Final Plat for all lots adjacent to lots with a "zero" side. This easement's purpose is to give the adjoining owner access to maintenance of his/her dwelling.
- e) Not have any windows, doors, ducts, grills, vents or other openings on building walls which are located facing the "zero" side. This requirement impedes exterior walls forming enclosures for courts, patios or similar indentations into the "zero" wall.

### 2. Alternative Product Plan

- a) Under PUD district regulations, developers may present an alternative product plan for developments that require unconventional standards such as setback, lot widths, and product types.

### C. The below supplemental standards apply to all Planned Multi-Family Residential

#### 1. Minimum Front Yard

- a) Adjacent to a townhouse, a duplex, a single-family zoning district, Planned Unit development (PUD) that allows townhouses, duplexes, or single-family residential, or area depicted on the Future Land Use Map (FLUM) for Rural and Neighborhood Residential.

Building Height	Yard Depth
One-Story	Fifty (50) feet
Two-Story	Fifty (50) feet
Three-Story	MF1: Seventy-five (75) feet MF2: One-hundred fifty (150) feet

- b) Adjacent to a nonresidential zoning district, multi-family zoning district, or area depicted on the FLUM as a use other than residential.

Building Height	Yard Depth
One-Story	Twenty-five (25) feet
Two-Story	Twenty-five (25) feet
Three-Story	MF1: Fifty (50) feet MF2: One-hundred (100) feet

2. Minimum Side Yard

- a) Adjacent to a residential zoning district, PUD that allows residential, or any area that is designated Rural and Neighborhood Residential on the FLUM.

Building Height	Yard Depth
One-Story	Fifty (50) feet
Two-Story	Seventy-five (75) feet
Three-Story	One-hundred fifty (150) feet

- b) Adjacent to a nonresidential zoning district, multi-family zoning district, PUD that allows nonresidential or multi-family development, or area depicted on the FLUM as a use other than residential.

Building Height	Yard Depth
One-Story	Twenty-five (25) feet
Two-Story	Twenty-five (25) feet
Three-Story	MF1: One-hundred (100) feet MF2: Sixty (60) feet

3. Minimum Rear Yard

- c) Adjacent to a residential zoning district, PUD that allows residential, or any area that is designated Rural and Neighborhood Residential, on the FLUM.

Building Height	Yard Depth
One-Story	Fifty (50) feet
Two-Story	Seventy-five (75) feet
Three-Story	One-hundred fifty (150) feet

- d) Adjacent to a nonresidential zoning district, multi-family zoning district, PUD that allows nonresidential or multi-family development, or area depicted on the FLUM as a use other than residential.

Building Height	Yard Depth
One-Story	Twenty-five (25) feet
Two-Story	Twenty-five (25) feet
Three-Story	MF1: One-hundred (100) feet MF2: Sixty (60) feet

- D. In order to encourage flexibility, developments with thirty (30) lots or more may provide up to fifteen (15) percent of the total lots with a lot area smaller than the zoning district minimum requirements as shown in the table below, provided the reduced lot sizes have a minimum lot width of sixty (60) feet. This flexibility option is only granted in the below Zoning Districts:

Zoning District	Minimum Lot Area For	
	At least 85% of the lots	Not more than 15% of the lots
SF-3	12,000 sq. ft.	6,600 sq. ft
SF-4	9,200 sq. ft.	6,600 sq. ft
SF-5	7,200 sq. ft.	6,600 sq. ft

## E. Front Yard Encroachments

In order to increase flexibility in residential product development, there are two (2) provisions for Front Yard setbacks encroachment:

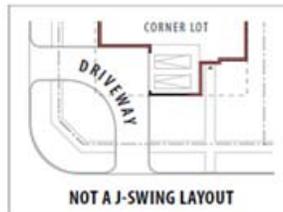
- 1) J-Swing Garage – a ten (10') foot max encroachment to a minimum fifteen (15') foot Front Yard setback. Reference below Exhibit 1.
- 2) Front porch – a ten (10') foot max encroachment to a minimum fifteen (15') foot Front Yard setback. Reference below Exhibit 2.

### Exhibit 1

## J-SWING GARAGE

- A** Front building setback line
- B** Encroachment allowed FOR GARAGE ONLY
  - 10' max. encroachment
  - 5' max. when Front Yard Setback is 20'
  - 15' min. Front Yard setback

- Corner lots with dual curb cuts (per illustration at right) are not considered J-Swing garages, so are NOT allowed the front yard encroachment

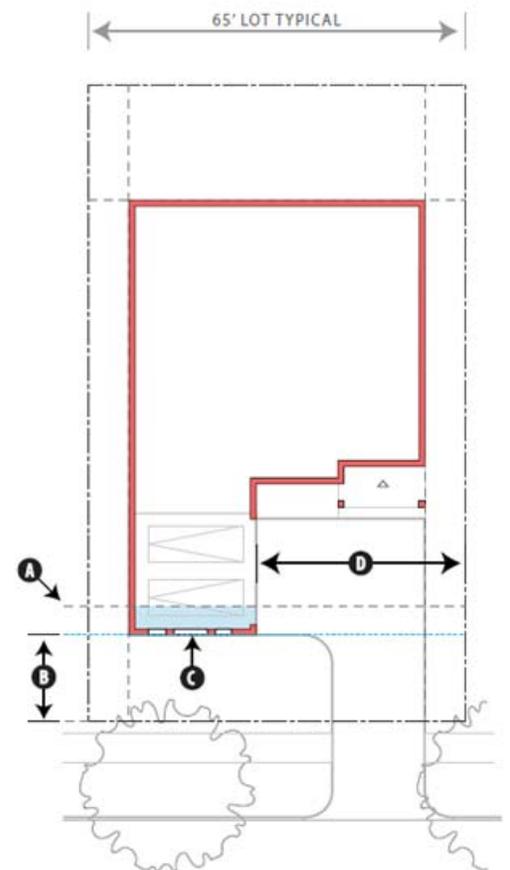


**NOTE:** 2<sup>nd</sup> story encroachment NOT allowed above the J-swing garage; the 2<sup>nd</sup> floor must be setback to the original building setback line

- C** Must have at least one window on garage side facing street, with a min. size of 3' x 5'
- D** 28' min. distance between garage face and the side property line

--- Property Line  
--- Building Setback Line

--- Front Yard Encroachment Line  
■ Garage Encroachment Area



NOT TO SCALE  
FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 2

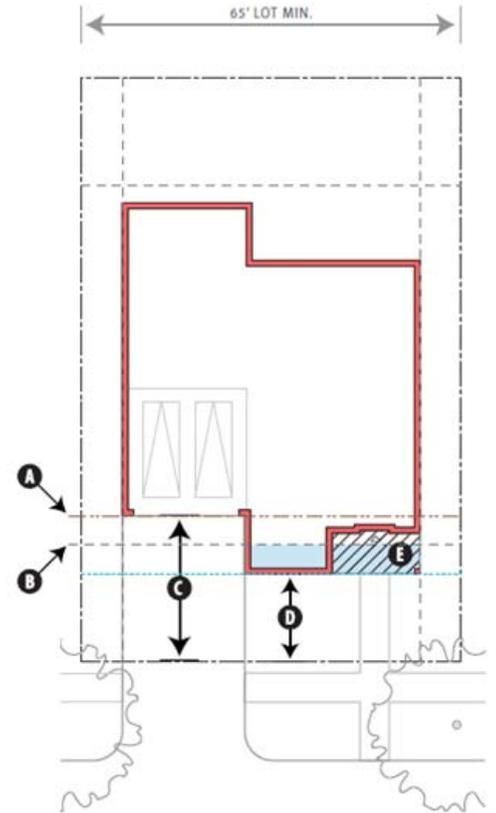
## FRONT PORCH

- A** 25' garage setback line
- B** Front building setback line
- C** 25' min. distance between garage face and front property line
- D** Encroachment allowed for porch
  - 10' max. encroachment
  - 5' max. when Front Yard Setback is 20'
  - 15' min. Front Yard setback

Both 1<sup>st</sup> & 2<sup>nd</sup> story allowed the encroachment  
**ONLY IF** min. front porch size requirements are met (see table below and pages 12-13)

- E** Min. porch size to allow encroachment (determined by zoning district):

7' D x 10' W (min.)	7' D x 20' W (min.)
SF-5, SF-6 .....	SF-1, SF-2, SF-3, SF-4 and AG



NOT TO SCALE  
 FOR ILLUSTRATIVE PURPOSES ONLY

Article 14.4 Lot Design Standards (Commercial)									
District Code	Zoning District (for setbacks in Overlay Districts reference UDC Article 4)	Maximum Develop.	Minimum Lot Area (ft <sup>2</sup> ) /	Minimum Lot Width	SETBACKS			Maximum Building Height (in	Maximum Lot/Impervious Coverage (%)
					Minimum Front BSL	Minimum Rear BSL	Minimum Side BSL		
<b>NON-RESIDENTIAL</b>									
C1	Neighborhood Commercial	-	-	50	20	20	10	30	70
C2	Community Retail/Service	-	-	70	15	15	15	35	70
C3 <sup>2</sup>	General Retail/Office	-	-	70	25 <sup>1</sup>	15	15	45	75
C4 <sup>2</sup>	General Commercial	-	-	70	40	35	20	45	80
I1	Light Industrial	-	-	100	50	40	25	45	80
I2	Heavy Industrial	-	-	100	50	50	25	45	80
PF	Public Facilities	-	-	70	15	15	15	45	70

Notes:

- 1 May be reduced to 15' if parking provided at side or rear of building.
- 2 The City manager or his/her designee may approve a one third setback reduction to side or rear setbacks for any C-3 or C-4 lot(s) abutting the following zoning: C-3, C-4, I-1 or I2 zoning types.

## ARTICLE 15. ACCESSORY BUILDINGS

<b>Article 15 Accessory Buildings</b>						
District Code	Zoning District <sup>4</sup>	Setbacks (ft)				Typical Accessory Buildings <sup>3</sup>
		Maximum Height (ft)	From Principal Building	Side <sup>1,2</sup>	Rear <sup>1,2</sup>	
<b>RESIDENTIAL</b>						
SF-1	Estate Residential	12	5	10	10	Storage sheds, hobby workshops, non-commercial greenhouses
SF-2	Low Density Residential	12	5	10	10	
SF-3	Low-Medium Residential	10	5	5	5	
SF-4	Medium Residential	10	5	5	5	
SF-5	Medium-High Residential	10	5	5	5	
SF-6	High Density Residential	10	5	5	5	
MF1	Multi-Family	10	5	5	5	On-site laundry facilities, activity center
MF2	Multi-Family	15	5	15	20	
MH1	Manufactured Home	10	5	5	10	Storage sheds
MH2	Manufactured Housing Park	-	-	-	-	-
AG	Agricultural	None	5	5	10	Silos, barns, windmills

**Notes**

General Note: The maximum lot coverage found in Appendix C, with specific exceptions noted therein, applies in all cases.

- 1 As listed, or the depths of the setbacks of existing lots on the same side of the street, whichever is greater.
- 2 Buildings on skids may be placed within three (3) feet of the property line, provided the placement does not interfere with the use of any easements present.
- 3 Off-street parking, utility service, sidewalks, park use are always allowable and do not count towards the requirements of this table. Typical structures are provided for reference only. Actual determination of an accessory structure lies at the discretion of the Planning and Engineering Director.
- 4 Commercial Accessory structures shall follow base zoning setbacks per Article 14

## *Plat Submittal Calendar (2020)*

<b>Submittal Date Due by 12:00PM (MONDAY)</b>	<b>Administrative Review - Completeness Check (THURSDAY)</b>	<b>Applicant to Receive: Agenda Confirmation (Incomplete application will be rejected) (FRIDAY)</b>	<b>Applicant to resubmit missing item(s) - (WEDNESDAY)</b>	<b>Applicant to Receive: Agenda Confirmation (Incomplete application will be rejected) (FRIDAY)</b>	<b>P&amp;Z Meeting (WEDNESDAY)</b>
12/16/19	12/19/19	12/20/19	12/26/19 *	12/27/19	01/08/20
01/21/20 *	01/23/20	01/24/20	1/29/20	1/31/20	02/12/20
02/18/20 *	02/20/20	02/21/20	2/26/20	2/28/20	03/11/20
03/16/20	03/19/20	03/20/20	3/25/20	3/27/20	04/08/20
04/20/20	04/23/20	04/24/20	4/29/20	5/1/20	05/13/20
05/18/20	05/21/20	05/22/20	5/27/20	5/29/20	06/10/20
06/15/20	06/18/20	06/19/20	6/24/20	6/26/20	07/08/20
07/20/20	07/23/20	07/24/20	7/29/20	7/31/20	08/12/20
08/17/20	08/20/20	08/21/20	8/26/20	8/28/20	09/09/20
09/21/20	09/24/20	09/25/20	9/30/20	10/2/20	10/14/20
10/19/20	10/22/20	10/23/20	10/28/20	10/30/20	<b>11/11/20 (TBD)</b>
11/16/20	11/19/20	11/20/20	11/25/20	11/30/20 *	12/09/20
12/21/20	12/23/20 *	12/28/20 *	12/30/20	1/4/21 *	01/13/21

- 1 **The above plat submittal calendar does not apply to Letters of Certification process (LOC).** Submittal/Resubmittals for LOC review are Mondays 8am-12pm.
- 2 All dates subject to change. Dates conflicting with holidays have been altered accordingly (\*) unless noted (TBD).
- 3 **All plats shall be submitted by 12 PM (noon) on the submittal due date unless prior arrangements are approved by the Planning Department.**
- 4 **All applications must be complete at the start of the 30 day plat review process to be accepted. Incomplete submittals will not be processed.**
- 5 **All materials identified as Required Attachments on the application form must be included with the submittal, i.e. signed plat review checklist and Letters of Certification.**
- 6 If the application package is insufficient and requires additional documentation, applicants will receive a notice after the submittal deadline informing them that additional documentation is required.
- 7 Filing fees are non refundable (Refer to Ordinance #1232).
- 8 All plats will have final action at P&Z Commission per City Council direction (Ord. 1164) unless otherwise noted by UDC.