

APPENDIX E: ZONING USE REGULATIONS (CHARTS)

E.1 Use Regulations (Charts)

E.1.1. The use of land or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located.

(a) The legend for interpreting the permitted uses in the Use Charts is:

P Designates that the use is permitted in the zoning district indicated.

Designates that the use is prohibited in the zoning district indicated.

C Designates that the use may be permitted in the zoning district only pursuant to issuance of a Conditional Use Permit.

** Designates that the use is defined in this Chapter.

(b) Definitions: See Definitions in [Section 1.6](#) of this Chapter for further description of uses.

(c) Uses Not Listed: If a use is not listed in the Use Charts, it is not allowed in any zoning district.

(d) Use Chart Organization: The following use categories are listed in the Use Charts:

Agricultural Uses

Residential Uses

Office Uses

Personal and Business Service Uses

Retail Uses

Transportation and Auto Service Uses

Amusement and Recreational Service Uses

Institutional/Governmental Uses

Commercial and Wholesale Trade Uses

Manufacturing and Light Industrial Uses

E.1.2. Standards for New and Unlisted Uses: Standards for new and unlisted uses may be interpreted by the City Administrator as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined below (in [Subsection E.1.3](#)) shall be

followed for determination of the appropriate district. The decision of the City Administrator or City Administrator's designee may be appealed by the applicant according to the process for appeals for zoning change requests outlined herein.

E.1.3. Classification of New and Unlisted Uses: It is recognized that new types of land use will develop, and forms of land use not presently anticipated may seek to locate in the City of Dripping Springs. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Use Charts shall be made as follows:

(a) Initiation: A person, City department, the P&Z, or the City Council may propose zoning amendments to regulate new and previously unlisted uses.

(b) A person requesting the addition of a new or unlisted use, in writing, shall submit to the City Administrator all information necessary for the classification of the use including, but not limited to, the following:

1. The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
2. The type of product sold or produced under the use;
3. Whether the use has enclosed or open storage and the amount and nature of the storage;
4. Anticipated employment typically anticipated with the use;
5. Transportation requirements;
6. The nature and time of occupancy and operation of the premises;
7. The off-street parking and loading requirements;
8. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; and
9. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required.

(c) Recommendation of Zoning Classification: The City Administrator shall refer the question concerning any new or unlisted use to the P&Z requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts.

(d) Consideration by the P&Z: The P&Z shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted. The P&Z shall submit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use.

(e) Consideration by the City Council: The City Council shall approve or disapprove the recommendation of the P&Z or make such determination concerning the classification of such use as is

determined appropriate based upon its findings.

Use Chart

Permitted Uses “P”

Conditional Uses “C”

	Residential Uses						Nonresidential Uses								
AGRICULTURE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Bulk Grain and/or Feed Storage	P										X	P			
Farms, General (Crops), Commercial	P	C	C								X				
Greenhouse (Non-Retail)	P	P	P	P							P				
Livestock Sales	P										X				
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C			
Plant Nursery (Commercial)	P								P	P	X	C			
Small Scale Farm	P	C	C			C	C	C	C	C	P				
Stable, Commercial	P	C									X				
Stables (Private, accessory use)	P	C	C								P				
Stables (Private, principal use)	P	C									X				
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	P	C			
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	P	C			

(Ordinance 1220.99 adopted 2/17/15)

	Residential Uses						Nonresidential Uses								
RESIDENTIAL	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg/Structure (Nonresidential)							P	P	P	P	P	P			
Accessory Bldg/Structure (Residential)	P	P	P	P	P	P					P				
Accessory Dwelling	P	C	C								P		P		
Caretaker’s/Guard	P	P	P								P				

Residence															
Community or Group Home	C	C	C	C	C						P				
Duplex/Two-Family				P	P	P	P	P	P		P				
Garage Residential Conversion	P	P	C	C							P				
Garden Home/Townhome					P	P	P	P	P		P				
Home Occupation	P	P	P	P	P	P	P	P	P		P				
HUD-Code Manufactured Home	C			C	C	C					X				
Living Quarters on Site with a Business							P	P	P	P	P				
Multiple-Family Dwelling							P	P	P	P		P			
Residential Loft								P	P	P		P			
Rooming/Boarding House							P		P			P			
Single-Family Dwelling, Detached	P	P	P	P	P	P					P				
Single-Family Industrialized Housing	P	P	P	P	P	P					P				
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 2019-44 adopted 12/10/19)

	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Armed Services Recruiting Center							P	P	P	P	P				
Bank										C	X				
Check Cashing Service								P	P	P	X				
Credit Agency							P	P	P	P	X				
Insurance Agency Offices							P	P	P	P	P				
Offices, General/Professional							P	P	P	P	P				
Office, Brokerage Services							P	P	P	P	P				
Offices, Health Services							P	P	P	P	P				

Offices, Legal Services							P	P	P	P	P				
Offices, Parole/Probation											X		P		
Offices, Professional							P	P	P	P	P				
Offices, Real Estate Office							P	P	P	P	P				
Saving & Loan										C	X				
Security Monitoring Company							P	P	P	P	X				
Telemarketing Center							P	P	P	P	X				

(Ordinance 1220.99 adopted 2/17/15)

	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP
PERSONAL & BUSINESS SERVICES															
All-Terrain Vehicle									P	P	X				
Dealer (Sales Only)											X				
Ambulance Service (Private)										P	X				
Antique Shop								P	P	P	P				
Appliance Repair								P	P	P	X				
Art Dealer/Gallery								P	P	P	P				
Artisan's Shop	P							P	P	P	P				
Artist Studio	P	P	P	P	P	P	P	P	P	P	P				
Auto Sales (New & Used)									C	P	X				
Auto Supply Store									P	P	X				
Bakery or Confectionary (Retail)								P	P	P	P				
Bar								C	C	C	C				
Barbershop								P	P	P	P				
Beauty Shop								P	P	P	P				
Bed & Breakfast Inn or Facility	C	C	C					P	P	P	P				
Bicycle Sales and Repair								P	P	P	P				

Book Store								P	P	P	P				
Building Materials Sales									C	P	X				
Cabinet/Counter/ Woodworking Shop (Custom) Retail										C	X	P			
Cabinet/Counter/ Woodworking Shop (Manufacturing) Wholesale											X	P			
Cafeteria							C	C	P	P	P				
Communication Equipment Repair										P	X				
Computer Sales								P	P	P	P				
Consignment Shop								P	P	P	P				
Convenience Store (With Gas Sales)									P	P	X				
Convenience Store (Without Gas Sales)								C	P	P	P				
Cooking School								P	P	P	P				
Dance/Drama/Music Studio or School								P	P	P	P				
Department Store									P	P	P				
Drapery, Blind Upholstery Store								P	P	P	P				
Exterminator Services										P	X				
Financial Services								P	P	P	P				
Florist Shop								P	P	P	P				
Food or Grocery Store (General)									P	P	P				
Food or Grocery Store (Limited)								P	P	P	P				
Funeral Home or Mortuary										P	X				
Furniture Store (New and/or Used)								P	P	P	X				
Garden Shop (Inside Storage)								P	P	P	P				
General or Community									P	P	P				

Retail Store															
Gravestone/Tombstone Sales									P	X					
Hardware Store								P	P	P					
Home Improvement Center									P	P	X				
Laundry/Dry Cleaning										P	X				
Lawnmower Sales & Repair										P	P	X			
Live-in Security Quarters								P	P	P	P				
Locksmith									P	P	P	X			
Major Appliance Sales										P	P	X			
Market (Public)									P	P	P	P			
Mini-Warehouse - Self Storage											C	X			
Mobile food vendor - 10 days or less								P	P	P	P	P	P	P	P
Mobile food vendor - longer than 10 days								C	C	C	C	C	C		
Mobile food vendor court								C	C	C	C	C	C		
Motorcycle Dealer (Sales, Repair)										P	P	X			
Motel or Hotel										P	P	P			
Needlework Shop									P	P	P	P			
Pet Shop/Supplies									P	P	P	P			
Pharmacy									P	P	P	P			
Photocopying/Duplicating									P	P	P	P			
Photography Studio									P	P	P	P			
Plant Nursery (Retail Sales, Outdoors)										P	P	X			
Radio or Television Studio										P	P	X			
Recycling Center											C	X	P		
Restaurant (No Drive-Through Service)									P	P	P	P			

Restaurant (With Drive-Through)									P	P	X				
Security Systems Installation Company									C	P	X				
Sexually Oriented Business										C	X	C			
Shoe Repair								P	P	P	P				
Studio, Tattoo or Body Piercing								C	C	C	P				
Tailor Shop								P	P	P	P				
Tool & Machinery Rental (Indoor Storage)								P	P	P	X				
Tool & Machinery Rental (Outdoor Storage)										P	X				
Travel Agency							P	P	P	P	P				
Temporary Outdoor Sales/Promotion							C	P	P	P	P				
Upholstery Shop									P	P	P				
Used Merchandise/Furniture								P	P	P	P				
Vacuum Cleaner Sales & Repair								P	P	P	X				
Veterinarian Clinic (Indoor Kennels)								P	P	P	P				
Woodworking Shop (Ornamental, Handmade)								P	P	P	P				

* Permitted in HO District per requirements of [Chapter 30, Article 30.05](#): Mobile Food Vendors.

(Ordinance 1220.99 adopted 2/17/15; Ordinance 1220.149 adopted 11/14/17; Ordinance 2018-09 adopted 4/10/18)

	Residential Uses						Nonresidential Uses								
TRANSPORTATION & AUTO SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Antique Vehicle Restoration										P	X				
Auto Body Repair										P	X				
Auto Financing & Leasing								P	P	P	X				
Auto Muffler Shop										P	X				
Auto Paint Shop										P	X				

Auto Tire Sales & Repair									P	P	X				
Auto Upholstery Shop										P	X				
Auto Washing Facility, Attended									P	P	X				
Auto Washing Facility, Unattended									P	P	X				
Auto Wrecker Service										P	X				
Automobile Repair, Major										P	X				
Automobile Repair, Minor								C	C	P	X				
Heliport												P	P		
Helistop												P	P		
Limousine/Taxi Service										P	X				
Oil Change & Inspection									P	P	X				
Parking Lot, Commercial										C					
Parking Structure, Commercial							C	C	C	P	P				
Tire Dealer, Indoor Storage								P	P	P	X				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 1220.140, att. B, adopted 4/11/17; Ordinance 1220.151 adopted 12/12/17)

AMUSEMENT/ RECREATION	Residential Uses							Nonresidential Uses							
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Amusement Arcade (Four or more devices)									P	P	P				
Amusement Services (Indoor)									P	P	P				
Amusement Services (Outdoor)									P	P	X				
Billiard/Pool Facility									P	P	P				
Bingo Hall									P	P	P			P	
Bowling Center									P	P	P			P	
Broadcast Station (With Tower)											X	P			

Country Club (Private)									P		X				
Dance Hall									P	P	P			P	
Day Camp for Children	C	C					C		P	P					
Civic/Conference Center											P		P		
Dinner Theater									P	P	P				
Driving Range														P	
Fairgrounds/Exhibition Area	C													P	
Gaming Club (private)							C		C	C					
Golf Course (Miniature)									P	P				P	
Golf Course (Public, Private)	C								P	P				P	
Health Club							C	P	P	P	P			P	
Motion-Picture Studio, Commercial										P		P			
Motion-Picture Theater									P	P	P				
Museum								P	P	P	P				
Park accessory uses															P
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P				P
Psychic Reading Services								P	P	P	P				
Rodeo Grounds	C									C		C			
Skating Rink										P				P	
Tennis Court	P	P	P	P	P	P					P			P	
Theater (Stage)									P	P	P			P	
Video Rentals/Sales								P	P	P	P				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 2020-01 adopted 1/14/20)

	Residential Uses							Nonresidential Uses							
INSTITUTIONAL/ GOVERNMENT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Assisted Living Facility						C		C	C	C	P				
Broadcast Tower (Commercial)												C			

Cemetery or Mausoleum	C												P		
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P				
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P		P		
Civic Club							P	P	P	P	P				
Community Center (Municipal)											P		P		
Electrical Generating Plant												P	P		
Electrical Substation												P	P		
Emergency Care Clinic									P	P					
Fire Station	P	P	P	P	P	P	P	P	P	P			P		
Fraternal Lodge or Union							P	P	P	P	P				
Government Building (Mun, St, Fed)										P	P		P		
Group Day-Care Home	C	C	C	C	C	C	C	P	P	P					
Medical Clinic or Office							P	P	P	P	P				
Wireless Communications Tower	C	C	C			C	C	C	C	C		C			
Heliport												P			
Home for the Aged, Residential	C	C	C	C	C	C	C	C	P	P	P				
Hospice								C	P	P	P				
Hospital (Acute Care, General)							C	C	P	P					
Library							P	P	P	P	P		P		
Maternity Home							C	C	P	P	P				
Nursing/Convalescent Home							C	C	P	P					
Orphanage						C	C	C	P	P	P				
Philanthropic Organization							P	P	P	P	P				
Post Office	P	P	P	P	P	P	P	P	P	P	P		P		
Radio, Television, Microwave Tower									C	C		C			

School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P		
Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P		
Telephone Switching/ Exchange Bldg.							C	C	C	P	P		P		
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P		
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P		
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P		

	Residential Uses						Nonresidential Uses								
COMM. & WHOLESALE TRADE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				
Feed & Grain Store									P	P					
Furniture Manufacture												P			
Heating & Air-Conditioning Sales/Service									P	P					
Pawnshop									C	C					
Propane Sales (Retail)										P					
Taxidermist										P					
Transfer Station/Refuse Pickup												P			
Veterinarian (Outdoor Kennels or Pens)	C									P					
Warehouse/Office										C		P			
Welding Shop										C		P			

	Residential Uses						Nonresidential Uses								
LIGHT INDUSTRIAL/MFG.	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Contractor's Office (No Outside Storage.								P	P	P	P	P			

Contractor's Office (with Outside Storage)										C		P			
Contractor's Temporary On-site Office	C	C	C	C	C	C	C	C	C	C	P	C			
Electronic Assembly										C		P			
Engine Repair or Manufacture												P			
Laboratory Equipment Manufacture												P			
Machine Shop												P			
Maintenance & Repair Services for Bldgs.										P					
Open Storage/Outside Storage	C									C		P			
Plumbing Shop										P	P				
Research Lab (Nonhazardous)										C	C	P			
Sand/Gravel/Stone Sales or Storage	C									C		P			
Sand/Gravel Quarrying												C			
Sign Manufacturing										C	P	P			
Stone/Clay/Glass Manufacturing										C		P			

(Ordinance 1220.99 adopted 2/17/15)