

City of Wimberley Permitted and Conditional Uses

Zoning District	Description	Permitted Uses	Conditional Uses
RA	Residential Acreage <i>(greater than 5 acres)</i>	Single Family Home; Farms, Barns, Nurseries, Greenhouses; Accessory Buildings; Swimming Pool; Commercial Row and Field Crops; Commercial Livestock; Religious Assembly	Secondary Residence; Bed and Breakfast; Home Day Care; Telecommunications Tower; Two-family Residence; Utilities; Mobile Homes
R1	Rural Residential 1 <i>(2-5 acres)</i>	Single Family Home; Accessory Buildings; Non-Commercial Row and Field Crops; Non-Commercial Livestock; Swimming Pool; Utilities; Religious Assembly	Secondary Residence; Bed and Breakfast; Home Day Care; Home Commercial Crafts or Hobbies; Telecommunications Tower; Two-family Residence; Mobile Homes
R2	Single Family Residential 2 <i>(20,000 sq ft - 2 acres)</i>	Single Family Home; Accessory Buildings; Swimming Pool; Utilities; Religious Assembly	Bed and Breakfast; Home Day Care; Home Commercial Crafts or Hobbies; Telecommunications Tower; Two-family Residence; Secondary Residence; Mobile Home
R3	Single Family Residential 3 <i>(10,000 - 20,000 sq ft)</i>	Single Family Home; Accessory Buildings; Religious Assembly	Bed and Breakfast; Home Day Care; Home Commercial Crafts or Hobbies; Telecommunications Tower; Two-family Residence; Mobile Home
R4	Single Family Residential 4 <i>(6,000 - 10,000 sq ft)</i>	Single Family Home; Accessory Buildings; Religious Assembly	Telecommunications Tower; Two-family Residence; Mobile Home
R5	Two Family Residential <i>(greater than 10,000 sq ft)</i>	Two-family Residence; Accessory Buildings; Religious Assembly	Telecommunications Towers
MF1	Multi-Family 1	Multi-Family Dwelling (3-6 units); Municipally Owned Facilities and Uses; Religious Assembly; Leasing Offices for the Complex; Accessory Buildings; Utilities	Telecommunications Towers

City of Wimberley Permitted and Conditional Uses

Zoning District	Description	Permitted Uses	Conditional Uses
MF2	Multi-Family 2	Multi-Family Dwelling (4-12 units); Municipally Owned Facilities and Uses; Religious Assembly; Leasing Offices for the Complex; Accessory Buildings; Utilities; Swimming Pool; Common Open Space, Community Center, or Recreational Building for use by the Residents	Low Impact Institutional; Domestic Violence Shelters; Residential Facility for Dependent and Neglected Children; Halfway House: voluntary admission
MH	Mobile Home	Individually Owned HUD-code Manufactured Homes; Mobile or Manufactured Home Parks; Industrialized Housing; Single Family Homes; Religious Assembly; Municipally Owned Facilities and Uses; Accessory Buildings; Swimming Pool; Utilities	Telecommunications Towers
O1	Office 1	Administrative and Professional Office; Religious Assembly; Civic Uses; Office/Residential; Medical Services: limited; Accessory Uses; Single Family Residence	A Drive-thru or Drive-in Facility; Bed and Breakfast Lodging; Telecommunications Towers
O2	Office 2	Administrative and Professional Office; Religious Assembly; Civic Uses; Research Services; Office/Residential; Medical Services: general; Accessory Uses; Single Family Residence	A Drive-thru or Drive-in Facility; Bed and Breakfast Lodging; Telecommunications Towers
NS	Neighborhood services	Single Family Residence; Religious Assembly; Accessory uses	Administrative and Professional Office; Civic Uses; Office/Residential; Medical Services: limited; Repair Services: consumer; Bed and Breakfast; Telecommunications Tower

City of Wimberley Permitted and Conditional Uses

Zoning District	Description	Permitted Uses	Conditional Uses
C1	Commercial - Low Impact	Administrative and Professional Office; Religious Assembly; Retail Sales and Services: limited; Business Support Services; Child Care Center; Repair Services: consumer; Eating Establishments: sit-down; Animal Sales and Services; Convalescent Services; Arts and Crafts Sales and Services; Commercial/Single family Residential; Adult Day Care Facility; Private Primary Educational Services; Private Secondary Educational Services; Medical Services: limited; Personal Services: limited; Bank and Savings and Loan; Accessory Uses; Single Family Residential; Low-Impact Institutional	A Drive-thru or Drive-in Facility; Bed and Breakfast Lodging; Telecommunications Towers; Eating Establishment: fast food with drive-through order windows; Health and Fitness and Exercise Facilities: limited
C2	Commercial - Moderate Impact	Administrative and Professional Office; Religious Assembly; Retail Sales and Services: general; Retail Sales and Services: flea market/market day; Eating Establishments: sit-down; Plant Nurseries; Emergency Shelter and Feeding Site (humans); Communications Services: limited; Animal Interment Services; Commercial/Residential; Funeral and Interment services: cremating, interring, undertaking; Private Primary Educational Services; Private Secondary Educational Services; Medical Services: limited; Personal Services: general; Bank and Savings and Loan; Accessory Uses; Single Family Residential;	A Drive-thru or Drive-in Facility; Personal Services: limited; Gasoline Sales: limited; Automotive Washing; Personal Storage; Bed and Breakfast Lodging; Telecommunications Towers; Eating Establishment: fast food with drive-through order windows;

City of Wimberley Permitted and Conditional Uses

Zoning District	Description	Permitted Uses	Conditional Uses
C3	Commercial - High Impact	Administrative and Professional Office; Religious Assembly; Food and Beverage retail sales; Medical Services: general, large facilities, hospitals; Eating Establishments: sit-down fast foods; Agricultural Supplies and Services; Commercial Blood Centers; Commercial Off-Street Parking; Parking Lot and Parking Garage; Transportation Facilities: surface, limited; Transportation Facilities: Aircraft; Commercial/Single Family; Private Primary Educational Services; Private Secondary Educational Services; Non-Profit Civic; Retail Sales and Services: general; Bank and Savings and Loan; Personal services: general; Accessory Uses; Single Family Residential	A drive-thru or Drive-in Facility; Alcoholic Beverage Sales; Bars/Taverns (50% sales derived from alcohol); Gasoline Sales: Truck Stops; Automotive Sales, Rentals, and Repairs; Automotive and Equipment; Custom Manufacturing; Construction Sales and Services; Eating Establishments: fast food with drive-through order windows; Eating Establishments: Drive-In; Adult Entertainment; Bed and Breakfast Lodging; Automotive Washing; Personal Storage; Telecommunications Towers
HC	Highway Commercial	Administrative and Professional Office; Religious Assembly; Eating Establishments: sit-down; Eating Establishments: sit-down fast foods; RV Parks with 31 or more RV Sites or Units; Hotel or Motel with 31 or more Units; Automotive Sales, Rentals, and Repairs; Automotive and Equipment; Boat Sales, Rentals, and Repairs; RV Sales, Rentals, and Repairs; Mobile Home Sales, Rentals, and Repairs; Modular Home Sales; Accessory Uses; Retail Sales and Services: general; Personal Services: general; Single Family Residence	A Drive-thru or Drive-in Facility; Bars/Taverns (50% sales derived from alcohol); Gasoline Sales: Truck Stops; Eating Establishments: fast food with drive-through order windows; Eating Establishments: drive-In;

City of Wimberley Permitted and Conditional Uses

Zoning District	Description	Permitted Uses	Conditional Uses
I1	Industrial - Low Impact	Light Industrial, Fabrication, and Manufacturing Plants; Laundry Services; Building Maintenance Services; Industrial : limited; Custom Manufacturing; Construction Materials Supply; Industrial; Religious Assembly; Accessory Uses, Single Family Residence	Automotive and Equipment: cleaning and repairs; Telecommunications Towers
I2	Industrial - high Impact	Heavy Industrial; Automotive and Equipment: heavy repairs and heavy equipment; Automotive and Equipment Storage; Wholesaling, Storage, and Distribution: limited; Accessory Uses; Religious Assembly; Personal Storage	Underground Injection Wells: disposal wells; Mining and Processing; Wholesaling, Storage, and Distribution: general; Recycling Collection and Processing Facility; Hazardous Industrial; Scrap Operations; Sanitary Landfill; Hazardous Waste Disposal; Above-ground Flammable Liquid Storage: general; Above-ground Flammable Liquid Storage: limited; Stockyards; Animal Waste Processing; Feedlots; Telecommunications Towers
AS/S	Animal Sales and Services	Animal Sales and Services; Accessory Uses; Religious Assembly;	Kennels and Veterinary: limited, general; Auctioning; Horse Stables; Commercial Feedlots; Animal Raising; Telecommunications Towers
L1	Lodging 1	Bed and Breakfast (max 5 du's); Detached Cabins or Cottages (Max 15 du's); Accessory Uses; Religious Assembly	RV Park (Max 15 sites); Telecommunications Towers
L2	Lodging 2	Hotel or Motel (Max 30 du's); Detached Cabins (Max 30 du's); Accessory Uses; Religious Assembly	RV Park (Max 30 sites); Telecommunications Towers

City of Wimberley Permitted and Conditional Uses

Zoning District	Description	Permitted Uses	Conditional Uses
IP	Industrial Park	Industrial Production and Offices; Research and Development; Administrative Facilities; Product Testing Facility; Light Manufacturing Meeting High Performance Standards; Industrial Research Services: limited; Mail Order Fulfillment Center; Accessory Uses; Religious Assembly	Biomedical Research; Automobile Parts Manufacturing; Automobile and Equipment Painting Facility; Metallurgical Processing or Plating; Telecommunications Tower
PPU	Public Protection /Utility	Public Protection and Utility: general	Light Public Protection and Utility: restricted; Heavy Public Protection and Utility; Telecommunications Towers
PR1	Participant Recreation - Low Impact	Campgrounds with Facilities; Recreation and Entertainment: low impact; Cultural Exhibits: limited; Library Services; Parks; Theater; Community Centers: low impact; Religious Assembly	Telecommunications Towers
PR2	Participant Recreation - High Impact	Recreational and Entertainment: high impact; Cultural Exhibits: general; Library Services; Parks; Theater; Community Centers; Religious Assembly	Campgrounds without Facilities; Telecommunications Towers
PF	Public Facilities	Schools; Guidance Services; Administrative Services; Library Services; Postal Facilities; City Hall; Public Recreational Facilities; National Guard Offices; Religious Assembly	Institutional: jails, halfway houses, mental health and drug rehabilitation facilities, involuntary confinement; Probation Offices and other Criminal Justice System Facilities; Detention Facilities; Vehicle Storage for Public Service Institutions; Institutional (hospitals, colleges) Military Installations; Telecommunications Towers