

**Excerpts from UDC
for
Office (O-1/2) vs. Commercial (C-1/2)**

(From <http://www.sanantonio.gov/dsd/udc.asp>)

DIVISION 2. BASE ZONING DISTRICTS

STATEMENT OF PURPOSE

The purpose of this article is to implement the land use policies of the master plan. Pursuant to V.T.C.A. Local Government Code § 211.004, all zoning ordinances or regulations adopted pursuant to this chapter shall be consistent with the comprehensive plan and any specific plans of the city council. Each subsection describes the relationship between the various zoning district and the master plan, and prescribes the design regulations for the district.

Sec. 35-310. Zoning District Purpose Statements and Design Regulations.

STATEMENT OF PURPOSE

This section implements the following provisions of the master plan:

- *Urban Design, Policy 1b: Greater density and diversity of development consistent with these urban design policies.*
- *Urban Design, Policy 1e: Permit zero setbacks for commercial and multi-family developments.*

Sec. 35-310.01. Generally.

(a) No building permit shall be issued unless the proposed development conforms to the design regulations prescribed within the applicable zoning district. Rules for interpreting the design regulations are included in the lot layout, height, and density/intensity standards (article V, division 4 of this chapter (sections 35-515 to 35-517)).

(b) The design regulations for each district are included in Table 310-1 below. The design standards are illustrated graphically for each zoning district in a subsection entitled "Summary of Lot and Building Specifications" in each section 35-310.01 to 35-310.14, below. To the extent that there is any inconsistency between the provisions of Table 310-1 and the illustrations in the summaries of lot and building specifications, below, the provisions of Table 310-1 shall govern. Specific rules of interpretation and exceptions to the zoning district design regulations are as set forth in the lot layout, height, and density/intensity standards (article V, division 4 of this chapter).

Table 310-1

Lot and Building Dimensions Table

TABLE INSET:

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
LOT DIMENSIONS							BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) * * * * *	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
O-1	--		--	50	50	--	--	35	20 2	30 2	25	10,000	90,000
O-2	--		--	50	--	--	25	80	20 2	30 2	--	--	--
C-1	--		--	50	50	--	--	20	10 2	30 2	25	5,000	15,000
C-2	--		--	20	--	--	--	--	10 2	30 2	25	--	--

TABLE 311-2 NONRESIDENTIAL USE MATRIX

P	=	Permitted Uses. A "P" indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of this chapter. Additional development standards may be applicable (see supplemental use regulations, division 7 of this article).
S	=	Specific Uses. An "S" indicates that the listed use is permitted within the respective zoning district only after review and approval of a specific use permit, in accordance with the review procedures of section 35-423 of this chapter. Specific use permits are subject to all other applicable standards of this chapter and those requirements that may reasonably be imposed by the city consistent with the criteria set forth in subsection 35-423(e) of this chapter and any supplemental use regulations which apply to said use.
	=	Prohibited Uses. A blank cell (" ") indicates that the listed use type is not allowed within the respective zoning district, unless it is otherwise expressly allowed by other regulations of this chapter.
NA	=	Not Allowed Uses. "NA" within the Use Matrix of Table 311 or 312, indicates a use that the city council, in consultation with the San Antonio Water System, has deemed inappropriate. If a use is listed as prohibited in a zoning district, but is permitted as an accessory use in the accessory use regulations of this chapter, the use is permitted only as an Accessory use to a principal use or principal building on the same lot, tract or parcel. Such uses cannot be established unless and until there is a principal use or principal building on the same lot, tract or parcel to which that use is accessory.

<<Color fill show expanded uses of C-1/2 vs O-1/2. tct>>

	PERMITTED USE	O-1	O-2	C-1	C-2
Alcohol	Alcohol - Bar And/Or Tavern			S	S
Alcohol	Alcohol - Beverage Retail Sales (Liquor Store)				P
Alcohol	Alcohol - Wine Boutique				P
Amusement	Miniature Golf				P
Amusement	Billiard Or Pool Hall - No Alcohol In "C-2"				P
Amusement	Bingo Parlor				S
Amusement	Laser Hide And Seek Games - Indoors				P
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages			S	P
Amusement	Video Games - Coin Or Token Operated			P	P
Animal	Animal - Equestrian Center And Riding Trails			S	
Animal	Cemetery - Pets (Limited To Small Animals)				P
Animal	Pet Grooming - Small Animals Only			P	P

Auto	Auto - Glass Tinting				P
Auto	Auto And Light Truck - Oil, Lube And Tune Up				P
Auto	Auto - Rental (Pick Up And Drop Off Only in "C-2", "D" and "ERZD")				P
Auto	Auto Alarm And Radio - Retail (Install. Incidental To Sales In "C-2")				P
Auto	Auto Parts Retail - No Outside Storage In "C-2"				P
Auto	Auto State Vehicle Inspection Station				P
Auto	Carwash				S
Auto	Limousine Service - Dispatch And Office Use Only No Servicing Of Vehicles Onsite				P
Auto	Parking Lot - Noncommercial	P	P	S	P
Auto	Parking Lot - Commercial	S	P	S	P
Auto	Parking Garage - Commercial or Noncommercial	S	P		P
Auto	Tire Repair - Auto And Small Truck (Sale And Installation Only, No Mechanical Service Permitted)				P
Church	Church	P	P	P	P
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 6 Dwellings Per Gross Acre (Allowed Ratio Of 1 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)			P	P
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 10 Dwellings Per Gross Acre (Allowed Ratio Of 1 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)				P
Dwelling	Housing (Temporary Or Permanent) For On-Premises Caretaker			P	P
Housing	Bed And Breakfast	S	P	P	P
Housing	Housing - Boarding House			P	P
Housing	Housing - Extended Stay Hotel Or Timeshares				S
Housing	Housing - Group Day Care Limited To 12 Individuals	P	P	P	P
Housing	Housing - Hotel				S
Housing	Housing - Motel				S
Manufacturing	Artificial Limb Assembly				P
Office	Aerial Survey - Administrative Offices No On-Site Flight Services	P	P	P	P
Processing	Punch Concentrate Products - Mixing Only				S
Recreation	Archery Range - Indoor				P
Recreation	Athletic Fields - Noncommercial	S	S	P	P

Recreation	Athletic Fields - Commercial	S	S		S
Recreation	Fitness Center/Health Club		S	P	P
Recreation	Fitness Center			P	P
Recreation	Golf Course - Private (See Residential Use Table)				S
Recreation	Golf Course - Publicly Owned	S	S	S	S
Recreation	Golf Driving Range				S
Recreation	Gymnasium - Commercial				S
Recreation	Gymnasium			P	P
Recreation P	Park - Public	P	P	P	P
Recreation	Recreational Facility - Private Community Wide				P
Recreation	Recreational Facility - Private Neighborhood			P	P
Recreation	Recreational Facility - Public Community Wide				P
Recreation	Recreational Facility - Public Neighborhood			P	P
Recreation	Tennis, Racquetball, Handball, Volleyball Or Basketball - Noncommercial (Outside Courts Permitted)		P	S	S
Recreation	Tennis, Racquetball, Handball, Volleyball Or Basketball - Commercial (Outside Courts Not Permitted)		P		S
Recreation	Tennis, Racquetball, Handball, Volleyball Or Basketball - Commercial (Outside Courts Permitted)		P	P	S
Recreation	Tennis, Racquetball, Handball, Volleyball Or Basketball - Noncommercial (Outside Courts Not Permitted)		P		S
Retail	Antique Store - Retail			P	P
Retail	Apparel And Accessory Store - Retail			P	P
Retail	Appliance - Retail (Incidental To Other Onsite Retail Items In "D")				P
Retail	Art Gallery		P	P	P
Retail	Bakery - Retail			P	P
Retail	Bookstore		P	P	P
Retail	Business Machines - Retail		P	S	P
Retail	Camera, Photographic Equipment And Supplies - Retail			P	P
Retail	Candy, Nut And Confectionery - Retail			P	P
Retail	Catering Shop			P	P
Retail	Convenience Store			P	P
Retail	Convenience Store (With Carwash)				S
Retail	Convenience Store (With Gasoline)				P
Retail	Convenience Store (With Gasoline And Carwash)				S

Retail	Dairy Products - Retail			P	P
Retail	Drugstore - Apothecary		P	P	P
Retail	Dry Goods - Retail			P	P
Retail	Fish Market - Retail			P	P
Retail	Floor Covering - Retail (Incidental To Other Onsite Retail Items In "D")				P
Retail	Florist - Retail		S	P	P
Retail	Food Store - Limited In "C-1" To Maximum 3,000 Square Foot Total Floor Area			P	P
Retail	Fruit And Produce - Retail			P	P
Retail	Furniture Sales - Retail			P	P
Retail	Gift Shop - Retail		S	P	P
Retail	Glass - Retail				P
Retail	Grocery Store - Retail (Limited To Maximum 3,000 Square Foot Total In "C-1")			P	P
Retail	Hardware Sales - Retail (Limited To Maximum 3,000 Square Foot Total In "C-1")			P	P
Retail	Head Shop				
Retail	Hobby Store - Retail (Limited To Maximum 3,000 Square Foot Total In "C-1")			P	P
Retail	Jewelry Store - Retail		S	P	P
Retail	Leather Goods Or Luggage Store - Retail			P	P
Retail	Medical - Surgical Supplies Retail				P
Retail	Milliner - Custom			P	P
Retail	Music Store			P	P
Retail	Newsstand		P	P	P
Retail	Nursery - Retail (Growing Plants On-Site Permitted)				P
Retail	Nursery - Retail (No Growing Plants On-site Permitted)			P	P
Retail	Office Equipment And Supply - Retail		S	P	P
Retail	Paint And Wallpaper Store - Retail And Wholesale				P
Retail	Pet Shop - Retail			P	P
Retail	Plumbing Fixtures - Retail (Incidental To Other Onsite Retail Items In "D")				P
Retail	Rug Or Carpet - Retail			P	P
Retail	Secondhand Merchandise - Retail No Outside Storage Or Display Of Inventory Permitted)				P
Retail	Shoe - Retail			P	P

Retail	Silk Screening - Retail				P
Retail	Sporting Goods - Retail			P	P
Retail	Stamps And Coin Sales - Retail			P	P
Retail	Stationary Products - Retail	S	P	P	P
Retail	Tamale - Preparation Retail (Less Than 2,000 Square Feet In "C-1" And "C-2")			S	P
Retail	Thrift Store - Retail See (Secondhand Merchandise)				
Retail	Tobacco Store - Retail		P	P	P
Retail	Toy Store - Retail			P	P
Retail	Trophy Sales, Engraving And Assembly			P	P
Retail	Variety Store - Retail				P
Sales	Portable Building Sales				S
School	School - Business or Commercial Trade		P		P
School	School - Private University Or College		S		S
School	School - Public University Or College	P	P	P	P
School	School - Montessori			S	P
School	School - Nursery (Public And Private)		P	P	P
School	School - Private Pre-Kindergarten Through 12th Grade	P	P	P	P
School	School - Public Pre-Kindergarten Through 12th Grade	P	P	P	P
Service	Altering/Repairing Of Apparel			P	P
Service	Appliance - Repair Major				P
Service	Appliance - Repair Small			P	P
Service	Assisted living facility			P	P
Service	Auditorium		P		P
Service	Bank, Savings And Loan	P	P	S	P
Service	Barber Or Beauty Shop		P	P	P
Service	Bicycle - Repair			P	P
Service	Caterers (No On-Premises Food Services)			P	P
Service	Cemetery Or Mausoleum			S	S
Service	Charitable - food and/or clothing bank				P
Service	Charitable - food service establishment (no charge for meals)				P
Service	Copy Or Blueprinting - Example "Quick Print"		P	S	P
Service	Copy Service - Blueprinting And Photocopying	P	P	P	P
Service	Cosmetics - Permanent			P	P

Service	Day Care Center - Child And/Or Adult Care		S	P	P
Service	Dry Cleaning - Limited To Five Employees				P
Service	Dry Cleaning - Pickup Station Only		P	P	P
Service	Electronic Equipment - Repair			P	P
Service	Employment Agency	P	P	S	P
Service	Food Service Establishment - Restaurant, Cafeteria, Delicatessen, Ice Cream Parlor, Buffet, Bar-B-Que (With or Without Ancillary Catering Services)		P	P	P
Service	Furniture Repair / Upholstering			P	P
Service	Gasoline Filling Station (Without Repair Or Carwash)				P
Service	Gasoline Filling Station (With Repair And/Or Carwash)				S
Service	Gunsmith				P
Service	Janitorial / Cleaning Service				P
Service	Laboratory - Testing	P	P		
Service	Laundry And Dry Cleaning - Self Service			P	P
Service	Laundry- Limited To Max Of Five Employees				P
Service	Laundry Or Dry Cleaning - Pickup Station Only		P	P	P
Service	Lawnmower Repair And Service - No Outside Storage In "C-2"				P
Service	Library	P	P	P	P
Service	Loan Office	P	P	P	P
Service	Locksmith		P	P	P
Service	Massage - Therapeutic	S	P	P	P
Service	Medical - Chiropractor Office	P	P	P	P
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	P	P
Service	Medical - Clinic Physical Therapist	S	P	P	P
Service	Medical - Hospital Or Sanitarium				S
Service	Medical - Laboratory Dental Or Medical		S	P	P
Service	Medical - Optical Goods Retail	S	P	P	P
Service	Medical - Optical Goods Wholesale				
Service	Medical - Optician	P	P	P	P
Service	Medical - Optometry Office	P	P	P	P
Service	Movie Rentals			P	P
Service	Office	P	P	P	P
Service	Office Call Center	P	P		P

Service	Office Data Processing & Management	P	P		P
Service	Office Professional	P	P	P	P
Service	Palm Reading			P	P
Service	Party House, Reception Hall, Meeting Facilities				S
Service	Pawn Shop				P
Service	Picture Framing			P	P
Service	Post Office	P	P	P	P
Service	Reading Room	P	P	P	P
Service	Record Storage Facility (electronic and/or paper)		P		P
Service	Reducing Salon			P	P
Service	Rental - Event Specialties (no outside storage and or display allowed)				P
Service	Self-Defense Instruction			P	P
Service	Shoe - Repair			P	P
Service	Sign Shop - No Outside Storage				P
Service	Skilled nursing facility			P	P
Service	Storage, Climate Controlled	S	S		P
Service	Storage, Moving Pod (see definition in Appendix A)	P	P	P	P
Service	Storage Shipping Container (see definition in Appendix A. Requires registration affidavit with Development Services Dept.)	S	S	S	S
Service	Studio - Fine Or Performing Arts	S	P	P	P
Service	Studio - Interior Decorating	P	P	P	P
Service	Studio - Photographic			P	P
Service	Tailor Shop			P	P
Service	Watch Repair		P	P	P
Social	Club - Private				S
Social	Clubhouse - Private Including Lodges And Meeting Halls			P	P
Transportation	Bus Shelter (Max size 6'x 13')	P	P	P	P
Transportation	Bus Stop	P	P	P	P
Transportation	Heliport		S		
Transportation	Helistop		S		S
Transportation	Transit Center	P	P	P	P
Transportation	Transit Park & Ride	S	S	P	P
Transportation	Transit Station	S	S	S	S

Transportation	Transit Transfer Center (Max Size 14' x 33' and total footprint no larger than 30' x 40')	P	P	P	P
Utilities	Radio Or Television Station Without Transmission Tower				S
Utilities	Telephone Equipment Infrastructure	S	S	S	S
Utilities	Wireless Communication Systems		S		S
Wholesale	Tamale - Preparation Wholesale (Less Than 2,000 Square Foot In "C-1" And C-2)			S	S

Sec. 35-310.09. "O-1" and "O-2" Office Districts.

Generally.

STATEMENT OF PURPOSE

This district permits institutional, indoor retail, service and office uses requiring arterial or collector street access and business and commercial development along urban arterials. The purpose of the "O-1" and "O-2" districts is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses.

The "O-1" and "O-2" districts implement the following policies of the master plan:

- Promote San Antonio's health care industry as a regional and national leader through marketing of its excellent health care facilities and world class physicians (Economic Development, Policy 1c).*
- Facilitate the development of export industries by encouraging the use of local and regional artistic, heritage and entertainment resources through international tours as a means to increase and diversify San Antonio export industries and economy (Economic Development, Policy 1c).*
- Work towards establishing San Antonio as the dominant link between the United States and Mexico; and continue to support the expansion of free trade with other countries (Economic Development, Policy 1c).*
- Facilitate the development and expansion of targeted industries including manufacturing and assembly; research; high technology; aviation and regional distribution (Economic Development, Policy 1d).*
- Facilitate the development of business incubator facilities (Economic Development, Policy 3b).*

- Facilitate economic development activities that will strengthen neighborhoods and communities; provide educational, training and employment opportunities; provide necessary support services; and promote and encourage economic participation for all San Antonio citizens (Economic Development, Policy 3e).*

(a) "O-1" Office Districts.

STATEMENT OF PURPOSE

The "O-1" district restricts uses primarily to offices and ancillary uses (for the purposes of this subsection, ancillary uses are those provided for the convenience of on-site tenants and which do not provide services or products to the general public) which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low to mid-rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

(1) General Provisions.

A. Scale. Buildings in an "O-1" district shall be restricted to a maximum size of ten thousand (10,000) square feet for individual buildings.

B. Outdoor display/sales. The outdoor display or sale of merchandise is prohibited in the "O-1" district.

C. Design.

1. Parking shall be located to the rear of the principal use or principal building, provided that up to two (2) rows of parking may be located to the front, or to the side abutting a residential use, of the principal use or principal building.

2. Buildings shall contain ground level fenestration (transparent windows and openings at street level) consistent with the commercial urban design standards, subsection 35-204(o) of this chapter.

3. Buildings shall be articulated so that facades, which face public streets and exceed fifty (50) feet in horizontal length, shall include vertical piers or other vertical visual elements to break the plane of the facade. Such vertical piers or any other vertical visual elements shall be between fifteen (15) feet and forty (40) feet apart along the facade. This provision shall not apply to the conversion of a residential building to a commercial use.

(b) "O-2" Office Districts.

STATEMENT OF PURPOSE

The "O-2" district provides a wider variety of office and accessory retail uses that are primarily designed to serve on-site tenants but may provide services or products to the general public as a secondary market in support of the building's primary office tenants in order to promote mixed uses and the internal capture of vehicular trips, while facilitating economic development. "O-2" districts provide for the establishment of low to high-rise office buildings. Uses within an "O-2" district may serve a regional market area.

(1) General Provisions.

A. Building Height. Unlimited except as specified in Table 310-1.

B. Buffer. Where an "O-2" district or use abuts an area either developed with residential uses or zoned as a residential zoning district, a minimum buffer of sixty-five (65) feet zoned "NC", "C-1" or "O-1" shall be provided. Existing areas zoned "NC", "C-1" or "O-1" may be considered in computing the width of this buffer.

C. Outdoor Display/Sales. The outdoor display or sale of merchandise is prohibited in the "O-2" district.

(Ord. No. 95573 § 2, Amendment "D") (Ord. No. 96564 § 1) (Ord. No. 2006-11-30-1333, § 2, 11-30-06)

Sec. 35-310.10. "C-1", "C-2", "C-2P", and "C-3" Commercial Districts.

Generally.

STATEMENT OF PURPOSE

These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

The "C-1", "C-2", "C-2P", and "C-3" districts implement the following policies of the master plan:

- Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas (Growth Management, Policy 1b).*
- Support and encourage efforts to diversify the economic base of San Antonio (Economic Development, Policy 1e).*
- Define, preserve and promote neighborhood centers which include schools, libraries, stores, transit centers and community service facilities in accessible, pedestrian friendly environments (Urban Design, Policy 1a).*
- Develop zoning regulations that would allow mixed-use development (i.e. residential and commercial) to be placed in the same building (Urban Design, Policy 1e).*

(1) Lot and Building Specifications. See subsections (a)(1), (b)(1), (c)(1) and (d)(1), below. In addition to the provisions set forth below, the following restrictions shall apply to the scale of buildings in each commercial district. Individual buildings shall not exceed the maximum square footage established in column (B) of Table 310.18-1. Buildings on lots adjoining on the same side of a block face shall not exceed the maximum square footage established in column (C) of Table 310.10-1. Buildings shall conform to the design standards established in column (D) of Table 310.10-1.

Table 310.10-1

TABLE INSET:

(A) District	(B) Maximum Building Size (sf) (Individual)	(C) Maximum Building Size (sf) (Aggregate)	(D) Design Standards
C-1	5,000	15,000	RP, F
C-2	N/A	N/A	N
C-2P	N/A	N/A	RP, F
C-3	N/A	N/A	N

Key:

"Aggregate" refers to the total square footage located within a contiguous district.

"RP" means that parking shall be located in the rear of the principal use or principal building.

"F" means that buildings shall contain ground level fenestration (transparent windows and openings at street level) which conform to the commercial urban design standards, subsection 35-203(o)(6) of this chapter.

"N" specific standards are not required, but may be imposed as a condition of granting a specific use permit consistent with the criteria established in section 35-423 of this chapter.

(a) "C-1" Commercial.

STATEMENT OF PURPOSE

"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.

(1) General Provisions.

A. Scale. See section (1) under "Statement of Purpose" of this section.

B. Location of Uses. Unless permitted as an accessory use, uses permitted within the commercial districts shall occur within completely enclosed structures.

C. Noise. No external sound systems or live music shall be allowed.

D. Outdoor Storage or Display. No outdoor storage or display of goods shall be permitted except for outdoor dining.

(b) "C-2" Commercial.

STATEMENT OF PURPOSE

"C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

(1) General Provisions.

A. Scale. See subsection (1) under "Statement of Purpose" of this section.

B. Outdoor Storage or Display. No outdoor storage or display of goods shall be permitted except for outdoor dining.

(2) Front Setback.

A. The maximum front setback in a "C-2P" district is thirty-five (35) feet.

B. The district regulations within the "C-2" district are the same as in the "C-2P" districts except that there is no required front setback maximum.

(c) "C-3" Commercial.

STATEMENT OF PURPOSE

"C-3" districts are designed 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 under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

(1) General Provisions. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in subsection 35-510(g) of this chapter.

(d) Alcohol Restricted Districts.

(1) The district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

(2) District regulations within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted.

(3) District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

(Ord. No. 95490 § 1) (Ord. No. 2006-11-30-1333, § 2, 11-30-06)