



ZONING COMPLIANCE CHECKLIST

DATE OF INSPECTION: ___/___/___ BUSINESS ADDRESS: _____

BUSINESS NAME: _____

ZONING: _____ PUT: _____ CONTACT INFO: _____

EXISTING NON-CONFORMING Y N

INSPECTOR SIGNATURE: _____

AGENT SIGNATURE: _____

RESULT OF INSPECTION: APPROVED DISAPPROVED

To coordinate re-inspection, please call (210) 684-1391 EXT. 227.

INSPECTION NOTES: _____

FENCING

Fence Required Y N

Sec. 3.05.003 Dimensions and appearance

Retail, commercial and industrial or mixed use development fences. At the time of development or change in use of any O-1 (office), B-1 (small business), B-2 (retail), B-3 (commercial), I-1 (industrial) and MX-1 (mixed use) property which abuts any residential district the developer shall have erected a vision-proof fence or wall eight (8) feet in height on the abutting property line with any other zoning district, unless the properties are separated by a street of local access designation or higher then a six-foot fence may be used. The finished side shall face toward the public viewpoint or public right-of-way.

Alley fences between residential and small business, retail, commercial, industrial and mixed use zoning districts. If the aforementioned zoning districts are separated by an alley, the fence shall be required to be constructed on the developing property line. In those instances where an alley separates commercial and residential districts, the city council may, at its discretion, allow the construction of the fence on the residential property line, but only after a petition signed by all affected property owners, both residential and business is submitted to the council. Said petition will be approved as to form by the city attorney.

SIGNAGE

The following signs are prohibited by Code. Check box if applicable:

Any sign constructed or located in such a manner that it is or becomes an immediate hazard or danger to persons or property because of being in an unsafe condition, or which obstructs any window, door, or fire escape of any building.

Illegal signs or any other sign constructed after the enactment of this article which is not in compliance with the terms of this article.



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- Illuminated, highly reflective signs or spotlights which hamper the vision of motorists or bicyclists.
- Any sign, banner or display placed on any public right-of-way, utility pole, traffic-control device, curb, sidewalk, post, pole, hydrant, bridge, tree, or other surface located on, over, or across any public street or right-of-way (other than a government sign or allowed sign as per section 3.04.010).
- Any banner placed on stakes on a property, unless otherwise permitted.
- Portable signs. Any sign not permanently attached to the ground or other permanent structure, including those signs which may be transported to the site on wheels, on skids or on a truck; signs constructed as or converted to a T-frame sign; or umbrellas used for advertising purposes. Such sign, whether or not bolted or cemented to the ground, shall nonetheless be deemed to be a portable sign.
- Signs which contain or are an imitation of an official traffic sign or signal, or which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic-control device, or which may hide from view any traffic or street sign or signal.
- Snipe/parasite signs.
- Temporary signage, except as permitted in section 3.04.013.
- Vehicle signs. Signs placed on or affixed to vehicles and/or trailers that are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product, or direct people to a business or activity located on the same or nearby property, shall be prohibited. However, this is not intended in any way to prohibit signs placed on or affixed to vehicles and trailers where the sign is incidental to the primary use of the vehicle or trailer and where the vehicle is being operated in the normal course of business, is in operable condition, and carries a current and valid license plate and state inspection tag.
- Any sign placed on a property without the permission of the property owner.
- Light emitting diode (LED) and static electronic digital display signs, except as allowed on-premises for freestanding, multitenant, window and door signs (only one per storefront) and government signs as regulated and defined in this article.
- Wind-waver flags.
- Portable or vehicle driven digital or LED signs



ZONING COMPLIANCE CHECKLIST

STORAGE

Outside Storage Y N

Fencing Required Y N

Parking Allowed Y N

B-1

Outside storage. There shall be no outside display or storage of any retail merchandise, equipment, or other business related items, all business activities must be conducted within an enclosed structure, there shall be no outside service or repair of any kind or nature, and there shall be no outside entertainment.

B-2

- (1) There shall be no outside storage of any retail or nonretail merchandise, equipment, or other business related items, specifically including six (6) or more business related vehicles and/or any customer vehicles which remain on the property beyond the normal business hours of operation.
- (2) A limited amount of outside display is allowed in the B-2 district, including display of plants for sale, display of lawn furnishings for sale, and occasional display of new goods for sale. These items are to be on display for retail purposes only, and shall only be displayed at such times as the store is actually open for business;
- (3) There shall be no outside service or repair allowed in the B-2 district, except for food services, and alcohol services if ancillary to food services, but these must meet the requirements of article 3.05 of the Leon Valley City Code regarding screening requirements.

B-3

- (1) Outside display of retail merchandise is allowed in a B-3 district.
- (2) Outside storage of retail merchandise is allowed in a B-3 district only if such merchandise is screened in accordance with article 3.05 of the Leon Valley City Code.
- (3) Outside storage of nonretail equipment, vehicles, including the vehicles of any customers which remain on the property beyond the normal hours of operation, or other business related items, or any hazardous or toxic chemicals or substances shall be allowed in the B-3 district, only with a specific use permit.
- (4) A limited amount of outside repair or service is allowed in the B-3 district, but only with a specific use permit, except that food services shall not require a specific use permit, however, they must meet the requirements of article 3.05 of the Leon Valley City Code regarding screening requirements.

I-1

Outside display and storage regulations.

- (1) Outside display of retail merchandise is allowed in an I-1 district.
- (2) Outside storage of retail merchandise is allowed in an I-1 district only if such merchandise is screened in accordance with article 3.05 of the Leon Valley City Code.
- (3) Outside storage of nonretail equipment, vehicles, or other business related items, shall be allowed as long as the requirements of article 3.05 of this code are met.
- (4) Any business activity not conducted in an enclosed structure must have appropriate screening, as required by article 3.05 of the Leon Valley City Code.