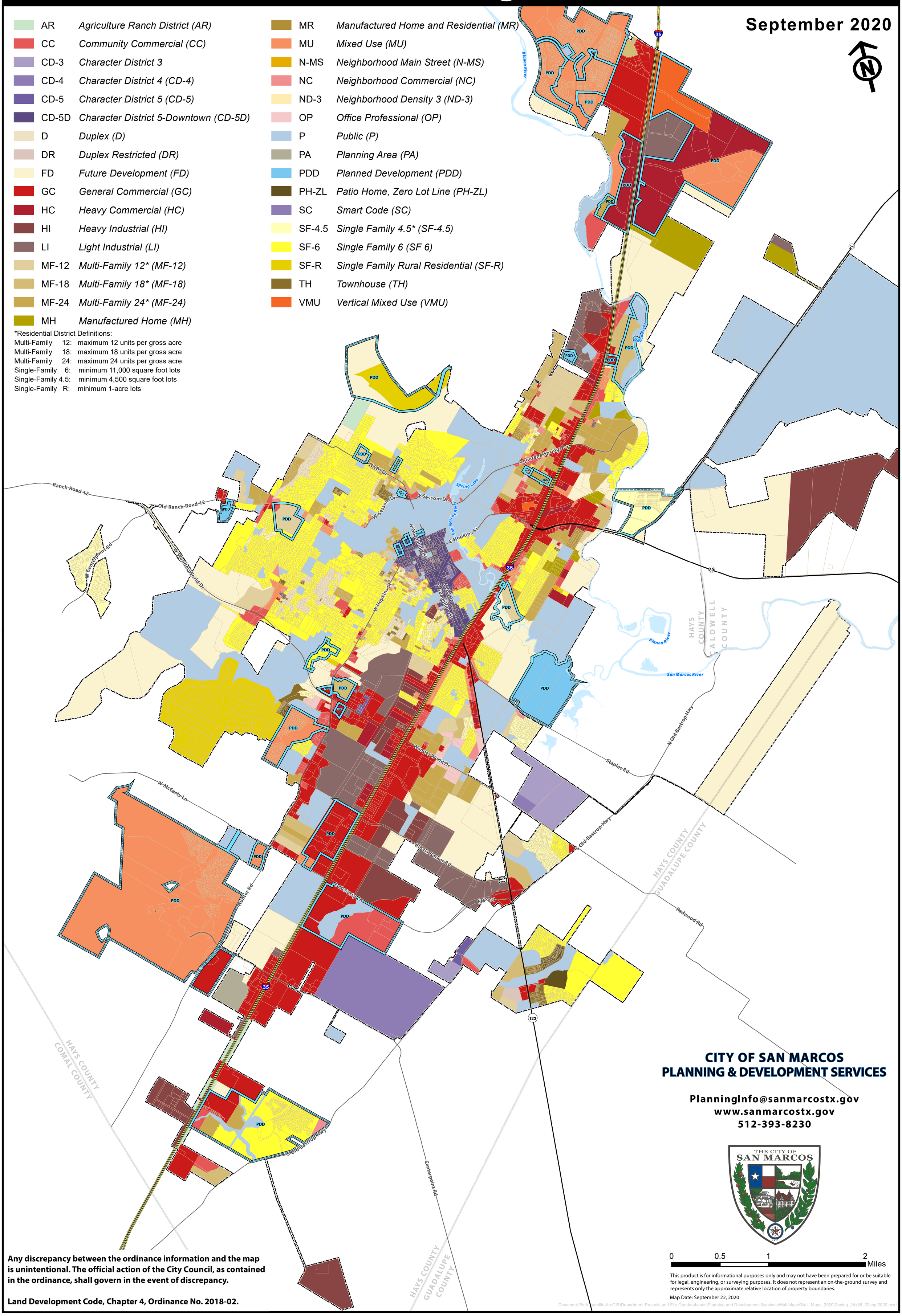
Current Zoning Districts

September 2020

AR	*Agriculture Ranch District (AR)*	MR	*Manufactured Home and Residential (MR)*
CC	*Community Commercial (CC)*	MU	*Mixed Use (MU)*
CD-3	*Character District 3*	N-MS	*Neighborhood Main Street (N-MS)*
CD-4	*Character District 4 (CD-4)*	NC	*Neighborhood Commercial (NC)*
CD-5	*Character District 5 (CD-5)*	ND-3	*Neighborhood Density 3 (ND-3)*
CD-5D	*Character District 5-Downtown (CD-5D)*	OP	*Office Professional (OP)*
D	*Duplex (D)*	P	*Public (P)*
DR	*Duplex Restricted (DR)*	PA	*Planning Area (PA)*
FD	*Future Development (FD)*	PDD	*Planned Development (PDD)*
GC	*General Commercial (GC)*	PH-ZL	*Patio Home, Zero Lot Line (PH-ZL)*
HC	*Heavy Commercial (HC)*	SC	*Smart Code (SC)*
HI	*Heavy Industrial (HI)*	SF-4.5	*Single Family 4.5* (SF-4.5)*
LI	*Light Industrial (LI)*	SF-6	*Single Family 6 (SF 6)*
MF-12	*Multi-Family 12* (MF-12)*	SF-R	*Single Family Rural Residential (SF-R)*
MF-18	*Multi-Family 18* (MF-18)*	TH	*Townhouse (TH)*
MF-24	*Multi-Family 24* (MF-24)*	VMU	*Vertical Mixed Use (VMU)*
MH	*Manufactured Home (MH)*		

*Residential District Definitions:

Multi-Family	12:	maximum 12 units per gross acre
Multi-Family	18:	maximum 18 units per gross acre
Multi-Family	24:	maximum 24 units per gross acre
Single-Family	6:	minimum 11,000 square foot lots
Single-Family	4.5:	minimum 4,500 square foot lots
Single-Family	R:	minimum 1-acre lots



Any discrepancy between the ordinance information and the map is unintentional. The official action of the City Council, as contained in the ordinance, shall govern in the event of discrepancy.

Land Development Code, Chapter 4, Ordinance No. 2018-02.

CITY OF SAN MARCOS
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THE CITY OF SAN MARCOS

0 0.5 1 2 Miles

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: September 22, 2020

Document Path: \\arcfile\ArcGIS\Department Projects and File Geodatabases\Planning and Development Services\Wall Maps\Wall_Maps_2020\Zoning_24x36_22sept2020.mxd