

### ART GALLERY

- The use of the site for the display or sale of art.

### ART WORKSHOP

- The use of the site for the production of art or handcrafted goods. It includes the incidental sale of the art produced.

### ADMINISTRATIVE & BUSINESS OFFICES

- The use of the site for the provision of executive, management, or administrative services. This use includes: (a) administrative offices and services, including real estate, insurance, property management, investment, personnel, travel, secretarial, telephone answering, and photocopy and reproduction; and (b) business offices for public utilities, organizations, associations, and other use classifications if the service rendered is customarily associated with administrative office services.

### PROFESSIONAL OFFICES

- The use of the site for the provision of professional or consulting services in the field of architecture, design, engineering, accounting, or similar professions.

### CONSUMER REPAIR SERVICES

- The use of the site for the provision of repair services to individuals or households rather than firms. This use includes appliance repair shops, watch or jewelry repair shops, and musical instrument repair shops, and excludes automotive repair services, equipment repair services, and service stations.

### FINANCIAL SERVICES

- The use of the site for the provision of financial and banking services. This use includes banks, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services. This use excludes alternative financial services businesses uses as defined in this section.

### FOOD PREPARATION

- Max size 2000 sq feet
- The use includes wholesale bakeries, commercial kitchens, and specialty food processing or packaging shops, but excludes the on-site slaughter of animals and the commercial production of ice.

### FOOD SALES

- Max size 2000 sq feet
- The use of the site for the retail sale of food or household products for home consumption. This use includes grocery stores, delicatessens, meat markets, retail bakeries, and candy shops.
- Examples: Royal Blue

### GENERAL RETAIL SALES

- Max size 2000 sq feet
- The use of the site for the sale or rental of commonly used goods and merchandise for personal or household use, but excludes uses classified more specifically in this section. This use includes the provision of household cleaning and maintenance products, drugs, cards, stationery, notions, books, tobacco products, cosmetics, specialty items, apparel, jewelry, fabrics, cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts and antiques, paint, interior decorating services, office supplies, and bicycles.
- Examples: Breeds Hardware

### MEDICAL OFFICES

- Max size 2000 sq ft
- The use of the site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for practice by the state. A compounding pharmacy may prepare and sell prescription drugs and also sell non-prescription drugs, medical supplies, and other health products. The sale of other merchandise is permitted only as an accessory use.

### PERSONAL SERVICES

- The use of the site for the provision of periodically needed services of a personal nature. This use includes beauty or barber shops, seamstress or tailor services, shoe repair shops, and dry cleaning pick-up station services.

### PET SERVICES

- Max size 2000 sq ft
- The use of the site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.

### PERSONAL IMPROVEMENT SERVICES

- The use of the site for the provision of informational, instructional, personal improvement, and similar services of a non-professional nature. This use includes photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.

### SOFTWARE DEVELOPMENT

- The use of the site for development or testing of computer software packages including magnetic disks, tapes, and associated operating manuals. This use excludes printing, distribution, and software manufacturing.

### CUSTOM MANUFACTURING

- The use of the site for on-site production of goods by the use of hand tools, domestic mechanical equipment not exceeding five horsepower, or a single kiln not exceeding 12 kilowatts, and the incidental sale of those goods. This use includes candle-making shops and custom jewelry manufacturing.

### LIGHT MANUFACTURING

- The use of the site for manufacturing, predominantly from previously prepared materials; of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of the products, and incidental storage, sales, and distribution of the products. This use excludes basic industrial processing.

### DAYCARE SERVICES (GENERAL)

- The use of the site for the provision of daytime care for more than 6 but not more than 20 persons. This use includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.

### DAYCARE SERVICES (LIMITED)

- The use of the site for the provision of daytime care for six persons or less. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.

### SAFETY SERVICES

- The use of the site for provision of public safety and emergency services, and includes police and fire protection services and emergency medical and ambulance services.

### PRIVATE SECONDARY EDUCATIONAL FACILITIES

- The use of the site for a private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.

### GUIDANCE SERVICES

- The use of the site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition.

# FOURTH & COMMERCIAL

**NOT ALLOWABLE  
USES**

## RESTAURANT (GENERAL)

- The use of the site for the preparation and retail sale of food and beverages and includes the sale and on-premises consumption of alcoholic beverages as an accessory use.

## RESTAURANT (LIMITED)

- Without drive in service
- The use of the site for the preparation and retail sale of food and beverages and excludes the sale of alcoholic beverages for on-premises consumption.

## INDOOR ENTERTAINMENT

- The use of the site is a predominantly spectator use conducted within an enclosed building. This use includes meeting halls and dance halls.

## LIQUOR SALES

- The use of the site for the retail sale of alcoholic beverages for off-premises consumption. This use includes liquor stores and bottle shops.

## COCKTAIL LOUNGE

- The use of the site for retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, and similar uses, other than a restaurant use as that term is described in this section.

## AUTOMOTIVE REPAIR SERVICES

- The use of the site for the repair of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.

## VETERINARIAN SERVICES

- The use of the site for provision of veterinary services and hospitals for animals. This use includes pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.

## PRINTING & PUBLISHING

- The use of the site for the bulk reproduction, printing, cutting, or binding of written or graphic material.

## PAWN SHOP SERVICES

- The use of the site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.

512.637.9500 [FourthAndAustin.com](http://FourthAndAustin.com)

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# FOURTH & COMMERCIAL

**NOT ALLOWABLE  
USES**

## LAUNDRY SERVICES

- The use of the site for the provision of laundering, dry cleaning, or dyeing services other than those classified as personal services. This use includes bulk laundry and cleaning plants, diaper services, and linen supply services.

## EQUIPMENT SALES

- The use of the site for the sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments.

## EQUIPMENT REPAIR SERVICES

- The use of the site for the repair of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar heavy equipment. This use includes truck repair garages, tractor and farm implement repair services, and machine shops, but excludes dismantling and salvage activity.

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