



City of San Antonio STR Permitting: How to Find A Property on the Zoning Map

The San Antonio Short Term Rental (STR) Ordinance limits the density of Type 2 STRs, those not occupied by an owner, to 12.5% of a block face, or, the total number houses in one block on one side of a street between two cross streets. Type 1, owner-occupied short term rentals are unlimited.

This is not to substitute for the official word or decision on STR permitting from the City of San Antonio Department of Development Services. It is only meant to help find the basic information about current permits in the system. There may be permits pending, or the map may not have been updated with new information at the time of the search. Contact Kayla Leal, kayla.leal@sanantonio.gov with specific questions. You need a permit to operate a short term rental in San Antonio, to apply, go here: <https://www.sanantonio.gov/DSD/Resources/Short-Term-Rental>

To find out how many permits are on your block, first go to <https://www.sanantonio.gov/dsd/about/one-stop-map>, and click on the One Stop Zoning

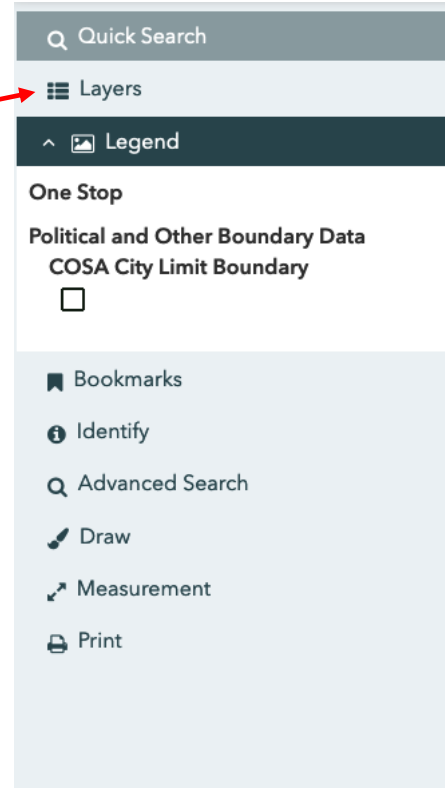
Map icon below the text.

The screenshot shows the City of San Antonio website interface. At the top, there is a navigation bar with links for 'GET CONNECTED', 'RESIDENTS', 'VISITORS', 'BUSINESS', 'YOUR GOVERNMENT', and 'ESPAÑOL'. Below this is a 'DEVELOPMENT SERVICES' section with a breadcrumb trail: 'sa.Gov Home > DSD > About > NEW One-Stop Map'. The main heading is 'NEW ONE-STOP MAP'. On the left is a sidebar menu with categories like 'DEVELOPMENT SERVICES HOME', 'ABOUT', 'BOARDS AND COMMISSIONS', 'BUILDSA PROJECT', 'BUSINESS OWNERS', 'CONSTRUCTING IN SAN ANTONIO', 'CONTRACTOR REGISTRATION & LICENSING', 'CODE ENFORCEMENT', 'RESOURCES', 'ONLINE SERVICES', and 'SA.GOV RELATED SITES'. The main content area is titled 'NEW ONE-STOP GIS MAP' and contains the following text: 'Development Services has created a new One-Stop Interactive Map which includes all existing features plus improved functionality.' followed by a bulleted list: 'Intuitive Navigation', 'Mobile Device Friendly', 'Faster Load Times', and 'Customizable Print Features'. Below this is a link to a video: 'For help using the map, including how to check for zoning by address or block parcel, watch our [How to Check Zoning for a Property](#) video.' At the bottom, there is a note: 'Use the One-Stop Zoning Map link below to view the map. Refer to the comprehensive user guide link to assist with navigation of the new interactive map.' and two icons: 'ONE-STOP ZONING MAP' (a location pin) and 'ONE-STOP USER GUIDE' (a document with a hand cursor).

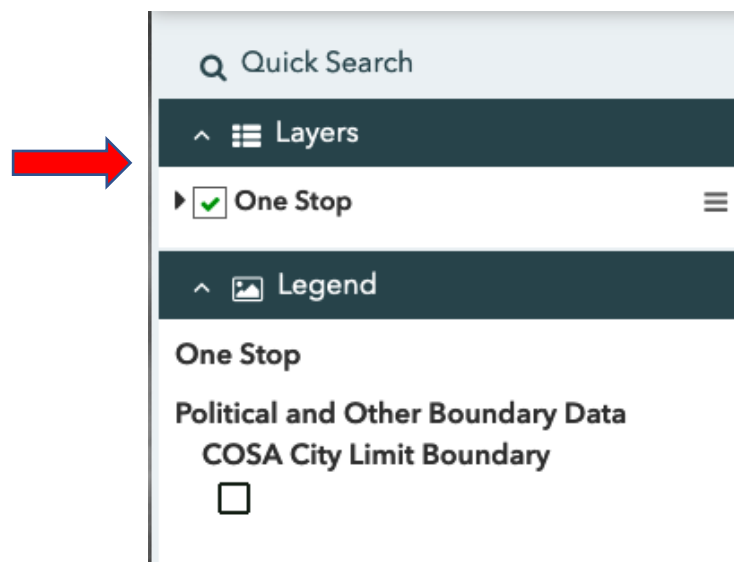
Next, when the button appears, hit **Accept** to accept the disclaimer.

When the map appears, look at the left column where the filters are.

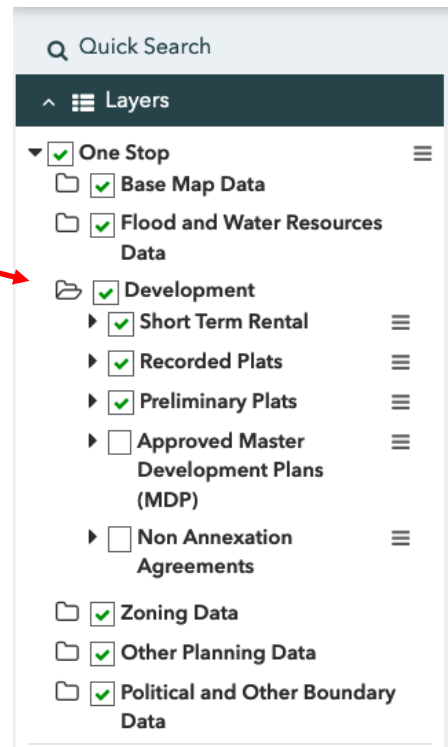
Find **Layers**, and click on it.



Next, find the **small triangle** next to the checkbox for One Stop, and click on it; a new list will appear.



Then, click on the word Development and add a green checkmark to the **Short Term Rental box**. This will add STRs to the map.



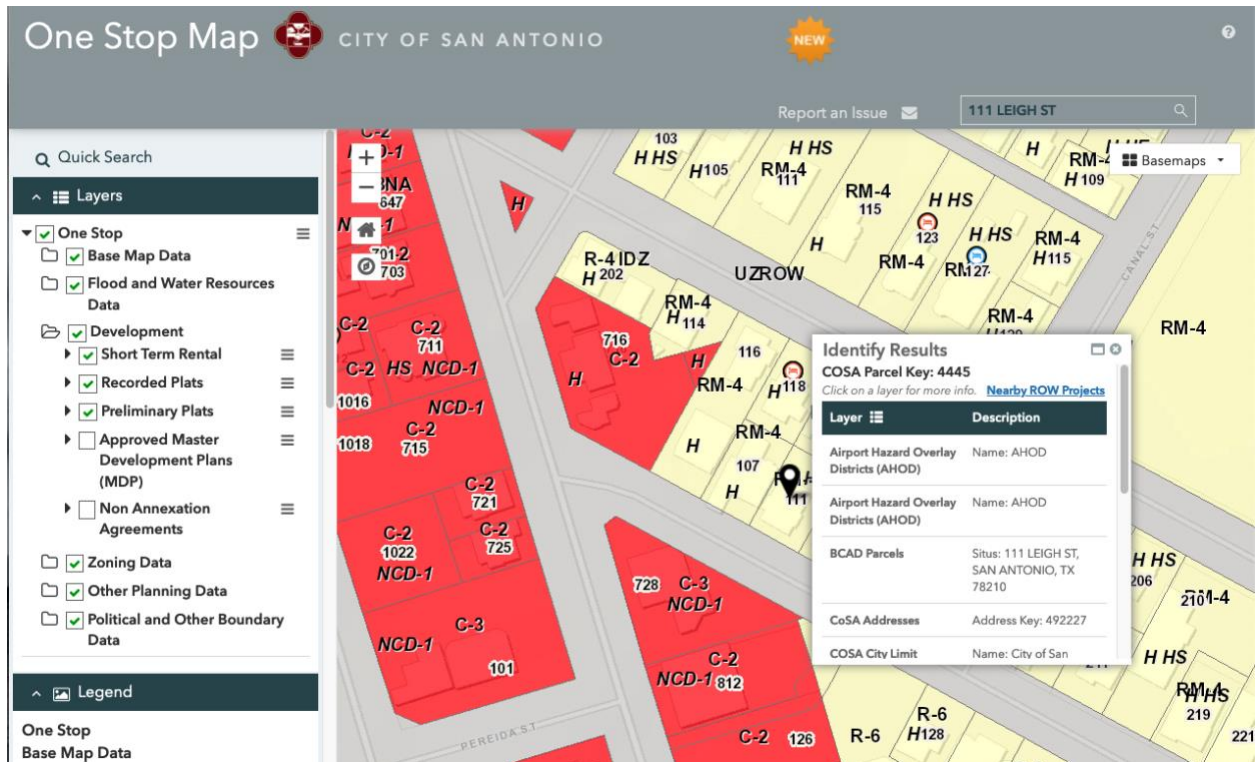
Now, go to the search box at the top right on the map.



Enter the street name, but not the type (so, don't add "Street," "Boulevard," "Court," etc.) This example is 111 Leigh Street, so leave off the word "street."

If the address is in the system, it will pop up in the white window. Click on the white window.

The map will appear, and the data for that address will come up.



Close the box with Identifying Results, and zoom out on the map, using the plus and minus keys on the top left of the map until you can see the whole block face that your property is on.

Note first the zoning. This property is zoned RM-HS, or residential. There is a table in the appendix of this paper identifying which zoning designations may operate STRs with a permit.

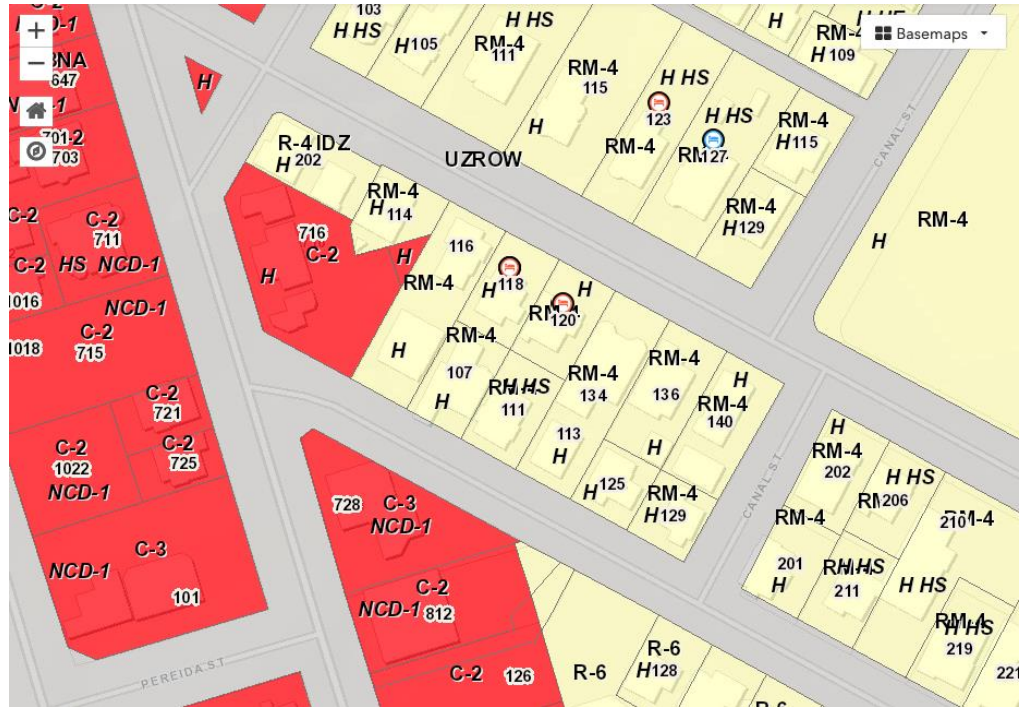
Looking at the block face, for this example, 111 Leigh Street, the block face runs between Canal and San Arturo/Presas Sts.

Notice the blue and orange symbols: those are permitted STRs! Blue symbols are for Type 1 STRs and orange symbols are for Type 2.

Looking at this map, there are no STRs in the block face where 111 Leigh is located.

If there were, however, you can do a quick

calculation of the amount of STRs allowed in that block face. Counting the addresses there, there are 5 in total (107, 111, 113, 125, and 129 Leigh Street). 12.5% of 5 is 0.625, or 1 (numbers are rounded up) Type 2 STR allowed. Since there are no other Type 2 permits on this block face, you could apply for a permit. Otherwise, inquire before applying.



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APPENDIX

Zoning Use Matrix: Short Term Rentals (P = permitted)

From: San Antonio, Texas - Unified Development Code - ARTICLE III – ZONING, DIVISION 2. - BASE ZONING DISTRICTS: Sec. 35-311. - Use Regulations.

TABLE 311-1 RESIDENTIAL USE MATRIX																						
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	R-3, R-2, R-1	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD	LBCS FUNCTION	LCBS STRUCTURE	
Short Term Rental (Type 1) and (Type 2) See Section 35-374.01 for Supplemental Requirements related to Short Term Rentals (Type 1) and (Type 2)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			

TABLE 311-2 NONRESIDENTIAL USE MATRIX												
PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	LBCS (LBCS Function)
Short Term Rental (Type 1) and (Type 2) See Section 35-374.01 for Supplemental Requirements related to Short Term Rentals (Type 1) and (Type 2)	P	P	P	P	P		P				P	

Report any violations of the ordinance to <https://311.sanantonio.gov/>.