

3.8-5 Purpose. Gruene Lake Village

The "Gruene Lake Village" Special District is intended for a broad range of office and retail uses for development of Lots 1, 2 and 3, Block 1, Cotton Crossing Subdivision, Unit 10. The following regulations shall apply to the "Gruene Lake Village" Special District:

(a) *Authorized uses.*

(1) *Uses permitted by right:*

Residential uses:

Residential use in buildings with the following non-residential uses:

Non-residential uses:

- Adult day care (no overnight stay)
- Adult day care (with overnight stay)
- Amusement devices/arcade (four or more devices)
- Antique shop
- Armed services recruiting center
- Art dealer / gallery
- Artist or artisan's studio
- Bakery (retail)
- Bank, savings and loan, or credit
- Barber/beauty shop, haircutting (non-college)
- Bed and Breakfast Establishments
- Book store
- Caterer
- Check cashing service
- Church/place of religious Assembly
- Cleaning, pressing, and dyeing pickup stations
- Clinic (dental)
- Clinic (emergency care)
- Clinic (medical)
- Coffee shop
- Confectionery store (retail)
- Consignment shop
- Contractor's temporary on-site construction office (only with permit from Building Official; see Sec. 5.9)
- Convenience store without gas sales
- Credit agency
- Curio shops
- Custom work shops
- Drapery shop / blind shop
- Drug sales/pharmacy
- Electrical substation
- Florist
- Garden shops and greenhouses
- Golf course (public or private)
- Governmental building or use (state/federally owned and operated)
- Greenhouse
- Handicraft shop
- Kiosk (providing a retail service)
- Laundromat and laundry pickup stations
- Locksmith
- Martial arts school
- Municipal use owned or operated by the City of New Braunfels, including libraries
- Museum

- Needlework shop
- Nursing/convalescent home/sanitarium
- Offices, business or professional including banks
- Park and/or playground (public or private)
- Photographic studio (no sale of cameras or supplies)
- Photographic supply and printing
- Refreshment/beverage stand
- Restaurant
- Restaurant/prepared food sales
- Shoe repair shops
- Small equipment repair (i.e. computer, bicycle, appliance)
- Specialty shops in support of project guests and tourists
- Stores, shops and markets for neighborhood retail trade
- Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)
- Tailor shop
- Travel agency
- Video rental / sales
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system

(b) *Maximum height, minimum area and setback requirements:*

- (1) *Height.* 75 feet.
- (2) *Front building setback.* 25 feet.
- (3) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in any residential zone, a side building setback of not less than six feet shall be provided.
- (4) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.

Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)
- (5) *Residential setback.* Effective November 8, 2006, where any building abuts a one or two family use or zoning district, the setback from the one or two family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (6) *Rear building setback.* 20 feet.
- (7) *Width of lot.* 60 feet.
- (8) *Lot depth.* 100 feet.
- (9) *Parking.* See Section 5.1 for permitted uses parking.

(c) Area included in "Gruene Lake Village" Special District: See Exhibit "A"

