

**Sec. 144-3.3. Zoning districts and regulations for property zoned prior to June 22, 1987.**

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3.3-2. "R-2" single-family and two-family district. The following regulations shall apply in all "R-2" districts:

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

*Residential uses:*

Accessory dwelling (one accessory dwelling per lot).

Accessory building/structure.

Community home (see definition).

Duplex/two-family/duplex condominium.

Family home adult care.

Family home child care.

Home occupation (see section 144-5.5).

One-family dwelling, detached.

Single-family industrialized home (see section 144-5.8).

*Non-residential uses:*

Barns and farm equipment storage (related to agricultural uses).

Cemetery and/or mausoleum.

Church/place of religious assembly.

Community building (associated with residential uses).

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Country club (private).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Golf course, public and private.

Governmental building or use with no outside storage.

Park and/or playground (private and public).

Plant nursery (growing for commercial purposes but no retail sales on site).

Public recreation/services building for public park/playground areas.

Recreation buildings (public).

School, K-12 (public or private).

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

- (2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *One-family and duplex dwellings.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

(iv) *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 section 144-5.1-1.)

(v) *Rear building setback.* 20 feet.

(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet., ~~provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~ The purpose of the width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor to determine if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.

(viii) *Lot depth.* Minimum of 100 feet. The purpose of the width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor to determine if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

- (ix) *Parking.* See section 144-5.1.
- (2) *Non-residential uses.*
  - (i) *Height.* 35 feet.
  - (ii) *Front building setback.* 25 feet.
  - (iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Where any building abuts a property with a one- or two-family use, 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.
  - (iv) *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.
  - (v) *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 section 144-5.1-1.)
  - (vi) *Rear building setback.* 20 feet.
  - (vii) *Width of lot.* 60 feet.
  - (viii) *Lot depth.* 100 feet.
  - (ix) *Parking.* See section 144-5.1 for permitted uses' parking.

3.3-3. "R-3" multifamily district. The following regulations shall apply in all "R-3" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

*Residential uses:*

- Accessory building/structure.
- Accessory dwelling (one accessory dwelling per lot).
- Boardinghouse/lodging house.
- Community home (see definition).
- Duplex/two-family/duplex condominiums.
- Family home adult care.

Family home child care.

Home occupation (see section 144-5.5).

Hospice.

Multi-family (apartments/condominiums).

One-family dwelling, detached.

Rental or occupancy for less than one month (see section 144-5.17).

Single-family or two-family industrialized home (see section 144-5.8).

*Non-residential uses:*

Adult daycare (with overnight stay).

Assisted living facility/retirement home.

Barns and farm equipment storage (related to agricultural uses).

Cemetery and/or mausoleum.

Church/place of religious assembly.

Community building (associated with residential uses).

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Country club (private).

Electrical substation.

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Fraternal organization/civic club (private club).

Golf course, public or private.

Governmental building or use with no outside storage.

Museum.

Nursing/convalescent home/sanitarium.

Park and/or playground (public or private).

Plant nursery (growing for commercial purposes but no retail sales on site).

Public recreation/services building for public park/playground areas.

Recreation buildings (private or public).

Retirement home/home for the aged—Public.

School, K-12 (public or private).

Telephone exchange buildings (office only).

University or college (public or private).

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *One-family and duplex dwellings.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

(iv) *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 section 144-5.1-1.)

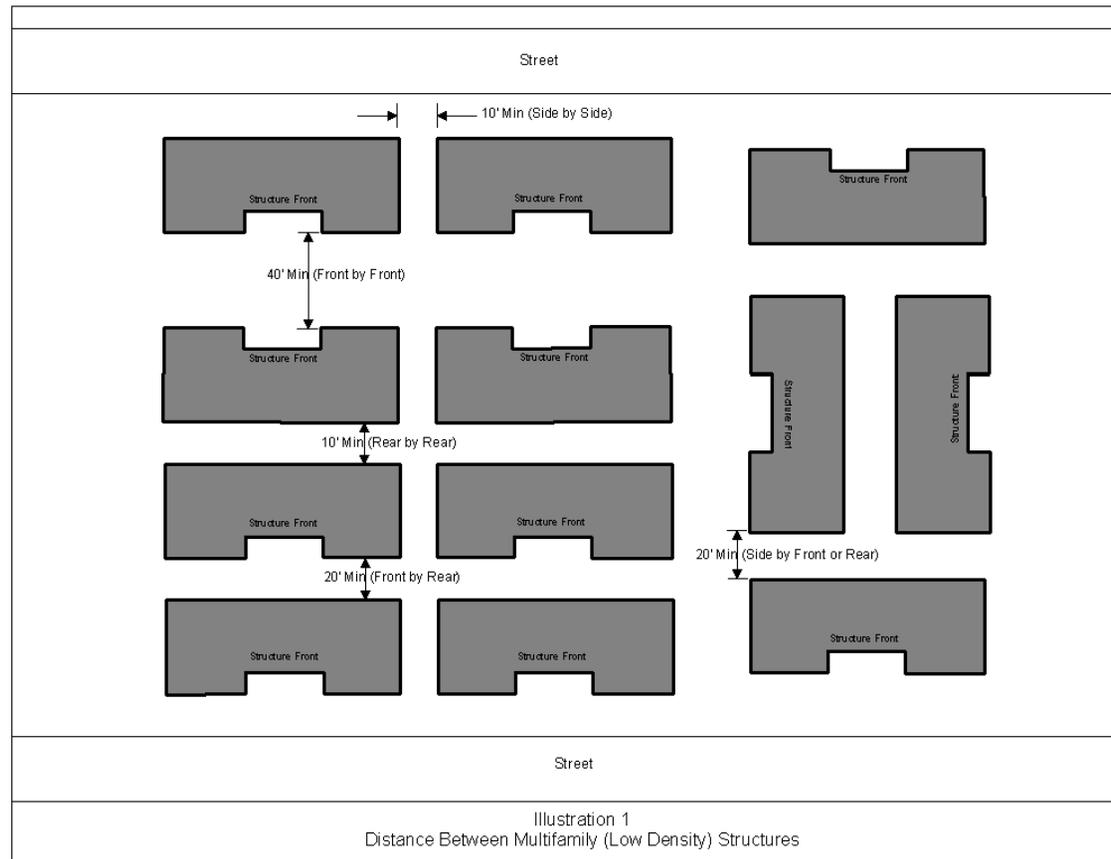
(v) *Rear building setback.* 20 feet.

(vi) *Width of lot.* Interior lots 60 feet. Corner lots 70 feet. ~~Where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~ The purpose of the width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor to determine if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.

(viii) *Lot depth.* Minimum of 100 feet. The purpose of the width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor to determine if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

- (ix) *Parking.* See section 144-5.1.
- (2) *Multifamily dwellings.*
  - (i) *Height.* 45 feet, 60 feet when a pitched roof is used (minimum 4:12 pitch).
  - (ii) *Front building setback.* 25 feet.
  - (iii) *Rear building setback.* 25 feet.
  - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
  - (v) *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 section 144-5.1-1).
  - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.
  - (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
  - (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
  - (ix) *Lot coverage.* The combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
  - (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1.)



(x) *Lot depth.* 100 feet.

(xi) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:

1. One-bedroom apartment or unit: One and one-half spaces.
2. Two-bedroom apartment or unit: Two spaces.
3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards.)

(4) *Non-residential uses.*

- (i) *Height.* 45 feet.
- (ii) *Front building setback.* 25 feet.
- (iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Where any building abuts a property with a one- or two-family use, 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.
- (iv) *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.
- (v) *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 section 144-5.1-1.)
- (vi) *Rear building setback.* 20 feet.
- (vii) *Width of lot.* 60 feet.
- (viii) *Lot depth.* 100 feet.
- (ix) *Parking.* See section 144-5.1 for permitted uses' parking.

3.3-4. "B-1" conventional and mobile home district. The following regulations shall apply in all "B-1" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

*Residential uses:*

- Accessory building/structure.
- Boardinghouse/lodging house.
- Community home (see definition).
- Duplex/two-family/duplex condominiums.
- Family home adult care.
- Family home child care.
- Home occupation (see section 144-5.5).

HUD-Code manufactured home/mobile homes, after a permit is obtained from the building inspector to permit removal of wheels or transporting device and attaching the home to a permanent foundation on the ground, which home shall thereafter be regarded as a permanent structure and shall meet all applicable codes and chapters.

Multifamily (apartments/condominiums).

One-family dwelling, detached.

Single-family industrialized home (section 144-5.8 does not apply).

*Non-residential uses:*

Barns and farm equipment storage (related to agricultural uses).

Cemetery and/or mausoleum.

Church/place of religious assembly.

Community building (associated with residential uses).

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Country club (private).

Electrical substation.

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Fraternal organization/civic club (private club).

Golf course, public and private.

Governmental building or use with no outside storage.

Museum.

Nursing/convalescent home/sanitarium.

Park and/or playground (public or private).

Plant nursery (growing for commercial purposes but no retail sales on site).

Public recreation/services building for public park/playground areas.

Recreation buildings (public).

Retirement home/home for the aged—Public.

School, K-12 (public or private).

Telephone exchange buildings (office only).

University or college (public or private).

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *One-family and duplex dwellings.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

(iv) *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 section 144-5.1-1.)

(v) *Rear building setback.* 20 feet.

(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.

(vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.

(viii) *Lot depth.* Minimum of 100 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.

(ix) *Parking.* See section 144-5.1.

~~(1) *One-family dwelling.*~~

~~(i) *Height.* 35 feet.~~

~~(ii) *Front building setback.* 25 feet.~~

- ~~(iii) — *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~
- ~~(iv) — *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 section 144-5.1-1.)~~
- ~~(v) — *Rear building setback.* 20 feet.~~
- ~~(vi) — *Width of lot.* Interior lots 60 feet. Corner lots 70 feet. Where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~
- ~~(vii) — *Lot area per family.* Every single-family dwelling hereafter erected or altered shall provide a lot area of not less than 6,600 square feet per dwelling for interior lots, and 7,000 square feet per dwelling for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.~~
- ~~(viii) — *Lot depth.* 100 feet.~~
- ~~(ix) — *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.~~

~~(2) — *Duplexes.*~~

- ~~(i) — *Height.* 35 feet.~~
- ~~(ii) — *Front building setback.* 25 feet.~~
- ~~(iii) — *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~
- ~~(iv) — *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 Section 144-5.1-1.)~~
- ~~(v) — *Rear building setback.* 20 feet.~~
- ~~(vi) — *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~
- ~~(vii) — *Lot area per family.* Two-family dwellings (duplexes) hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the~~

~~minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~

~~(viii) Lot depth. 100 feet.~~

~~(ix) Parking. Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

**(3-2) Multifamily dwellings.**

- (i) *Height.* 45 feet, 60 feet when a pitched roof is used (minimum 4:12).
- (ii) *Front building setback.* 25 feet.
- (iii) *Rear building setback.* 25 feet.
- (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (v) *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 section 144-5.1-1.)
- (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.
- (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
- (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
- (ix) *Lot coverage.* The combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1.)
- (xi) *Lot depth.* 100 feet.
- (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
  - 1. One-bedroom apartment or unit: One and one-half spaces.

2. Two-bedroom apartment or unit: Two spaces.
3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards.)

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3.3-7. "C-1" local business district. The following regulations shall apply in all "C-1" districts:

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

*Residential uses:*

- Accessory building/structure.
- Accessory dwelling (one accessory dwelling per lot).
- Assisted living facility/retirement home.
- Boardinghouse/lodging house.
- Community home (see definition).
- Duplex/two-family/duplex condominiums.
- Family home adult care.
- Family home child care.
- Home occupation (see section 144-5.5).
- Multifamily (apartments/condominiums).
- One-family dwelling, detached.
- Rental or occupancy for less than one month (see section 144-5.17).
- Residential use in buildings with the following non-residential uses.
- Single- or two-family industrialized home (see section 144-5.8).

*Non-residential uses:*

- Accounting, auditing, bookkeeping, and tax preparations.
- Adult day care (no overnight stay).
- Adult day care with overnight stay.

Ambulance service (private).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern (no outdoor music).

Barber/beauty college (barber or cosmetology school or college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Book binding.

Book store.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Cemetery and/or mausoleum.

Check cashing service.

Child day care/children's nursery (business).

Church/place of religious assembly.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (medical).

Clinic (emergency care).

Club (private).

Coffee shop.

Communication equipment (installation and/or repair).

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Consignment shop.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Country club (private).

Credit agency.

Curio shops.

Custom work shops.

Day camp.

Department store.

Drapery shop/blind shop.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Exterminator service.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Filling station (fuel tanks must be below the ground).

Florist.

Food or grocery store with or without fuel sales.

Fraternal organization/civic club (private club).  
Frozen food storage for individual or family use.  
Funeral home/mortuary.  
Furniture sales (indoor).  
Garden shops and greenhouses.  
Golf course (miniature).  
Golf course, public or private.  
Governmental building or use with no outside storage.  
Greenhouse (commercial).  
Handicraft shop.  
Hardware store.  
Health club (physical fitness; indoors only).  
Hospice.  
Hospital, general (acute care/chronic care).  
Hospital, rehabilitation.  
Hotel/motel.  
Hotels/motels—Extended stay (residence hotels).  
Ice delivery stations (for storage and sale of ice at retail only).  
Kiosk (providing a retail service).  
Laundromat and laundry pickup stations.  
Laundry/dry cleaning (drop off/pick up).  
Laundry/washateria (self serve).  
Lawnmower sales and/or repair.  
Locksmith.  
Martial arts school.  
Medical supplies and equipment.  
Mini-warehouse/self storage units (no boat/RV storage permitted; no outside storage).

Motion picture studio, commercial film.  
Motion picture theater (indoors).  
Museum.  
Needlework shop.  
Nursing/convalescent home/sanitarium.  
Offices, brokerage services.  
Offices, business or professional.  
Offices, computer programming and data processing.  
Offices, consulting.  
Offices, engineering, architecture, surveying or similar.  
Offices, health services.  
Offices, insurance agency.  
Offices, legal services, including court reporting.  
Offices, medical offices.  
Offices, real estate.  
Offices, security/commodity brokers, dealers, exchanges and financial services.  
Park and/or playground (public or private).  
Parking lots (for passenger car only) (not as incidental to the main use).  
Pawn shop.  
Personal services.  
Pet shop/supplies (10,000 square feet or less).  
Photographic printing/duplicating/copy shop or printing shop.  
Photographic studio (no sale of cameras or supplies).  
Photographic supply.  
Plant nursery (growing for commercial purposes with retail sales on site).  
Plant nursery (retail sales/outdoor storage).  
Plumbing shop.

Public recreation/services building for public park/playground areas.

Radio/television shop, electronics, computer repair.

Recreation buildings (public).

Refreshment/beverage stand.

Restaurant/prepared food sales.

Restaurant with drive-through service.

Retail store and shopping center with drive-through service (50,000 square feet building or less).

Retirement home/home for the aged.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company telemarketing agency.

Shoe repair shops.

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Studio for radio or television (without tower).

Tailor shop (see home occupation).

Telecommunications towers/antennas (see section 144-5.7).

Telemarketing agency.

Telephone exchange buildings (office only).

Theater (non-motion picture; live drama).

Tool rental.

Travel agency.

University or college (public or private).

Upholstery shop (non-auto).

Vacuum cleaner sales and repair.

Video rental/sales.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *Non-residential uses.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *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 a "R" or "B-1" zone, a side building setback of not less than six feet shall be provided.

(iv) *Rear building setback.* 20 feet.

(v) *Residential setback.* Effective November 8, 2006, where a non-residential 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.

(vi) *Width of lot.* The minimum width of a lot shall be 40 feet, provided that where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirement will not prohibit the construction of a use enumerated in this district.

(vii) *Corner lots.* A minimum 25-foot front yard and side building setback adjacent to streets shall be required on all corner lots. A canopy at least six feet in height, attached to the main building, may be built within 15 feet of the street line so long as such construction is not supported by columns which will obstruct the vision of vehicles driving upon adjacent streets.

(viii) *Parking.* See section 144-5.1 for permitted uses' parking.

~~(2) *One family dwellings.*~~

~~(i) *Height.* 35 feet.~~

~~(ii) *Front building setback.* 25 feet.~~

~~(iii) *Rear building setback.* 20 feet.~~

~~(iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(v) *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 section 144-5.1-1.)~~

~~(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~

~~(vii) Lot area. 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.~~

~~(viii) Lot depth. 100 feet.~~

~~(ix) Parking. Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.~~

~~(3) Duplexes.~~

~~(i) Height. 35 feet.~~

~~(ii) Front building setback. 25 feet.~~

~~(iii) Rear building setback. 20 feet.~~

~~(iv) Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(v) 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 section 144-5.1-1.)~~

~~(vi) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.~~

~~(vii) Lot area. Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~

~~(viii) Lot depth. 100 feet.~~

~~(ix) Parking. Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

(2) One-family and duplex dwellings.

(i) Height. 35 feet.

(ii) Front building setback. 25 feet.

(iii) Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

- (iv) 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 section 144-5.1-1.)
- (v) Rear building setback. 20 feet.
- (vi) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.
- (vii) Lot area. Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.
- (viii) Lot depth. Minimum of 100 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.
- (ix) Parking. See section 144-5.1.

~~(4)~~ (3) Multifamily dwellings.

- (i) *Height.* 35 feet; 50 feet when a pitched roof is used (minimum 4:12 slope).
- (ii) *Front building setback.* 25 feet.
- (iii) *Rear building setback.* 25 feet.
- (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (v) *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 section 144-5.1-1.)
- (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.
- (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.

- (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
- (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1.)
- (xi) *Lot depth.* 100 feet.
- (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
  - 1. One-bedroom apartment or unit: One and one-half spaces.
  - 2. Two-bedroom apartment or unit: Two spaces.
  - 3. Each additional bedroom: One-half space.
  - 4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

See section 144-5.1 for other permitted uses' parking.

3.3-8. "C-2" general business district. The following regulations shall apply in all "C-2" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

*Residential uses:*

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot).

Assisted living facility/retirement home.

Bed and breakfast inn (see section 144-5.6).

Boardinghouse/lodging house.

Community home (see definition).

Duplex/two-family/duplex condominiums.

Family home adult care.

Family home child care.

Home occupation (see section 144-5.5).

Multifamily (apartments/condominiums).

One-family dwelling, detached.

Rental or occupancy for less than one month (see section 144-5.17).

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

Single-family industrialized home (see section 144-5.8).

*Non-residential uses:*

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

All terrain vehicle (ATV) dealer/sales.

Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Art dealer/gallery.

Artist or artisan's studio.

Armed services recruiting center.

Assembly/exhibition hall or areas.

Athletic fields.

Auction sales (non-vehicle).

Auto body repair, garages (see section 144-5.11).

Auto leasing.

Auto glass repair/tinting.

Auto interior shop/upholstery.

Auto muffler shop.

Auto or trailer sales rooms or yards.

Auto or truck sales rooms or yards—Primarily new.

Auto paint shop.

Auto repair garage (general).

Auto repair as an accessory use to retail sales.

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Book binding.

Book store.

Bowling alley/center (see section 144-5.13).

Broadcast station (with tower) (see section 144-5.7).

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash, full service (detail shop).

Car wash (self service; automated).

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Child day care/children's nursery (business).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Commercial amusement concessions and facilities.

Communication equipment (installation and/or repair).

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Convenience store with fuel sales.

Country club (private).

Credit agency.

Curio shops.

Custom work shops.

Dance hall/dancing facility (see section 144-5.13).

Day camp.

Department store.

Drapery shop/blind shop.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Exterminator service.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Food or grocery store with or without fuel sales.

Fraternal organization/civic club (private club).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture sales (indoor).

Garden shops and greenhouses.

Golf course (miniature).

Golf course, public or private.

Governmental building or use.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Hospice.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Kiosk (providing a retail service).

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Limousine/taxi service.

Locksmith.

Martial arts school.

Medical supplies and equipment.

Micro brewery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (no boat/RV storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motorcycle dealer (primarily new/repair).

Museum.

Needlework shop.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (private or public).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal services.

Personal watercraft sales (primarily new/repair).

Pet shop/supplies (than 10,000 square feet or less).

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery, with retail sales.

Plumbing shop (no outside storage).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.  
Radio/television shop, electronics, computer repair.  
Recreation buildings (private or public).  
Recreation buildings (public).  
Recycling kiosk.  
Refreshment/beverage stand.  
Restaurant/prepared food sales.  
Restaurant with drive-through.  
Retail store and shopping center (misc.).  
Retirement home/home for the aged (public).  
RV/travel trailer sales.  
School, K-12 (public or private).  
School, vocational (business/commercial trade).  
Security monitoring company.  
Security systems installation company (with outside storage).  
Shoe repair shops.  
Storage in bulk.  
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).  
Studio for radio or television (without tower).  
Tailor shop.  
Telecommunications towers/antennas (see section 144-5.7).  
Telemarketing agency.  
Telephone exchange buildings (office only).  
Tennis court (commercial).  
Theater (non-motion picture; live drama).  
Tire sales (outdoors).  
Tool rental.

Travel agency.

University or college (public or private).

Upholstery shop (non-auto).

Used or second hand merchandise/furniture store.

Vacuum cleaner sales and repair.

Video rental/sales.

Warehouse/office and storage/distribution center.

Waterfront amusement facilities—Berthing facilities sales and rentals.

Waterfront amusement facilities—Boat fuel storage/dispensing facilities.

Waterfront amusement facilities—Boat landing piers/launching ramps.

Waterfront amusement facilities—Swimming/wading pools/bathhouses.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Wholesale sales offices and sample rooms.

Woodworking shop (ornamental).

Any comparable use not included in or excluded from any other district described herein.

- (2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

- (1) *Non-residential uses.*

(i) *Height.* 75 feet.

(ii) *Front building setback.* No building setback required.

(iii) *Width of lot.* 60 feet. Where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirement will not prohibit the construction of a use enumerated in this district.

(iv) *Corner lots.* No setback from a street is required.

(v) *Side building setback.* No side building setback is required except that where a side lot line of a lot in this district abuts upon the side line of a lot in a "R" or "B-1" zone, a side building setback of not less than six feet shall be provided.

(vi) *Rear building setback.* No building setback is required.

(vii) *Residential setback.* Effective November 8, 2006, where a non-residential 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.

(viii) *Lot depth.* 100 feet.

(ix) *Parking.* See section 144-5.1 for other permitted uses' parking.

~~(2) — *One-family dwellings.*~~

~~(i) — *Height.* 45 feet.~~

~~(ii) — *Front building setback.* 25 feet.~~

~~(iii) — *Rear building setback.* 20 feet.~~

~~(iv) — *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(v) — *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 section 144-5.1-1.)~~

~~(vi) — *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~

~~(vii) — *Lot area.* Every single-family dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less one-half acre and one acre on the Edwards Aquifer Recharge Zone.~~

~~(viii) — *Lot depth.* 100 feet.~~

~~(ix) — *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.~~

~~(3) — *Duplexes.*~~

~~(i) — *Height.* 45 feet.~~

~~(ii) — *Front building setback.* 25 feet.~~

~~(iii) — *Rear building setback.* 20 feet.~~

~~(iv) — *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

- ~~(v) *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 section 144-5.1-1.)~~
- ~~(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~
- ~~(vii) *Lot area.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~
- ~~(viii) *Lot depth.* 100 feet.~~
- ~~(ix) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

(2) *One-family and duplex dwellings.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* 25 feet.
- (iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (iv) *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 section 144-5.1-1.)
- (v) *Rear building setback.* 20 feet.
- (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.
- (vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.
- (viii) *Lot depth.* Minimum of 100 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.
- (ix) *Parking.* See section 144-5.1.

~~(4)~~ (3) *Multifamily dwellings.*

- (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
- (ii) *Front building setback.* 25 feet.
- (iii) *Rear building setback.* 25 feet.
- (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (v) *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 section 144-5.1-1.)
- (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
- (vii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
- (viii) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.
- (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1 in section 144-3.3-3.)
- (xi) *Lot depth.* 100 feet.
- (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
  - 1. One-bedroom apartment or unit: One and one-half spaces.
  - 2. Two-bedroom apartment or unit: Two spaces.
  - 3. Each additional bedroom: One-half space.

4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

3.3-9. "C-3" commercial district. The following regulations shall apply in all "C-3" districts:

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

*Residential uses:*

- Accessory building/structure.
- Accessory dwelling (one accessory dwelling per lot).
- Bed and breakfast inn (see section 144-5.6).
- Boardinghouse/lodging house.
- Community home (see definition).
- Duplex/two-family/duplex condominiums.
- Family home adult care.
- Family home child care.
- Home occupation (see section 144-5.5).
- Multifamily (apartments/condominiums).
- One-family dwelling, detached.
- Rental or occupancy for less than one month (see section 144-5.17).
- Residential use in buildings with the following non-residential uses.
- Single-family industrialized home (see section 144-5.8).

*Non-residential uses:*

- Accounting, auditing, bookkeeping, and tax preparations.
- Adult day care (no overnight stay).
- Adult day care (with overnight stay).
- Aircraft support and related services.
- All terrain vehicle (ATV) dealer/sales.
- Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Amusement services or venues (outdoors).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Athletic fields.

Auction sales (non-vehicle).

Auto body repair, garages (see section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop (see section 144-5.11).

Auto or trailer sales rooms or yards (see section 144-5.12).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto paint shop.

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (not producing noxious fumes or odors).

Child day care/children's nursery (business).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Commercial amusement concessions and facilities.

Communication equipment installation and/or repair.

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Country club (private).

Credit agency.

Curio shops.

Custom work shops.

Dance hall/dancing facility (see section 144-5.13).

Day camp.

Department store.

Drapery shop/blind shop.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Exterminator service.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Food or grocery store with or without fuel sales.

Fraternal organization/civic club (private club).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Garden shops and greenhouses.

Golf course (miniature).

Golf course, public or private.

Governmental building or use.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Home repair and yard equipment retail and rental outlets (no outside storage).

Hospice.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Kiosk (providing a retail service).

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Limousine/taxi service.

Locksmith.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales (see section 144-5.15).

Maintenance/janitorial service.

Major appliance sales (indoor).

Market (public, flea).

Martial arts school.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (onsite manufacturing and/or sales).

Micro distillery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units with outside boat and RV storage.

Mini-warehouse/self storage units (no outside boat/RV storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (private or public).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal services.

Personal watercraft sales (primarily new/repair).

Pet shop/supplies (10,000 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery, with retail sales.

Plumbing shop.

Portable building sales.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (private or public).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant with drive-through.

Restaurant/prepared food sales.

Retail store and shopping center.

Retirement home/home for the aged (public).

RV park.

RV/travel trailer sales.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Shoe repair shops.

Sign manufacturing/painting plant.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (without tower).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Tattoo and body piercing studio.

Taxidermist.

Telemarketing agency.

Telephone exchange buildings (office only).

Tennis court (commercial).

Theater (non-motion picture; live drama).

Tire sales (outdoors).

Tool rental.

Transfer station (refuse/pick-up).

Travel agency.

Truck stop.

University or college (public or private).

Upholstery shop (non-auto).

Used or second hand merchandise/furniture store.

Vacuum cleaner sales and repair.

Veterinary hospital (with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential.

Video rental/sales.

Warehouse/office and storage/distribution center.

Waterfront amusement facilities—Berthing facilities sales and rentals.

Waterfront amusement facilities—Boat fuel storage/dispensing facilities.

Waterfront amusement facilities—Boat landing piers/launching ramps.

Waterfront amusement facilities—Swimming/wading pools/bathhouses.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Welding shop.

Wholesale sales offices and sample rooms.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *Non-residential uses.*

(i) *Height.* 120 feet.

(ii) *Front building setback.* No building setback required.

(iii) *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 a "R" or "B-1" zone, a side building setback of not less than five feet shall be provided.

(iv) *Rear building setback.* 20 feet.

(v) *Residential setback.* Effective November 8, 2006, where a non-residential 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.

(vi) *Width of lot.* The minimum width of a lot shall be 60 feet, provided that where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirements will not prohibit the construction of a use enumerated in this district.

(vii) *Lot depth.* 100 feet.

(viii) *Parking.* See section 144-5.1 for permitted uses' parking.

(2) ~~*One-family dwellings.*~~

~~(i) *Height.* 45 feet.~~

~~(ii) *Front building setback.* 25 feet.~~

~~(iii) *Rear building setback.* 20 feet.~~

- ~~(iv) — *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~
- ~~(v) — *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 section 144-5.1-1.)~~
- ~~(vi) — *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~
- ~~(vii) — *Lot area.* Every single-family dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.~~
- ~~(viii) — *Lot depth.* 100 feet.~~
- ~~(ix) — *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.~~

~~(3) — *Duplexes.*~~

- ~~(i) — *Height.* 45 feet.~~
- ~~(ii) — *Front building setback.* 25 feet.~~
- ~~(iii) — *Rear building setback.* 20 feet.~~
- ~~(iv) — *Side building setbacks.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~
- ~~(v) — *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 section 144-5.1-1.)~~
- ~~(vi) — *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.~~
- ~~(vii) — *Lot area.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~
- ~~(viii) — *Lot depth.* 100 feet.~~

~~(ix) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

(2) *One-family and duplex dwellings.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

(iv) *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 section 144-5.1-1.)

(v) *Rear building setback.* 20 feet.

(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.

(viii) *Lot depth.* Minimum of 100 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(ix) *Parking.* See section 144-5.1.

~~(4)~~ (3) *Multifamily dwellings.*

(i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).

(ii) *Front building setback.* 25 feet.

(iii) *Rear building setback.* 25 feet.

(iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

- (v) *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 section 144-5.1-1.)
- (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.
- (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
- (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
- (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1 in section 144-3.3-3.)
- (xi) *Lot depth.* 100 feet.
- (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
  1. One-bedroom apartment or unit: One and one-half spaces.
  2. Two-bedroom apartment or unit: Two spaces.
  3. Each additional bedroom: One-half space.
  4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

3.3-10. "C-4" resort commercial district. The following regulations shall apply in all "C-4" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

*Residential uses:*

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot).

Bed and breakfast inn (see section 144-5.6).

Boardinghouse/lodging house.

Cabin or cottage, either separate or connected, for rental to tourists or vacationers, but shall not include mobile homes, or mobile home communities (parks).

Campgrounds.

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Duplex/two-family/duplex condominiums.

Family home adult care.

Family home child care.

Home occupation (see section 144-5.5).

Multifamily (apartments/condominiums—for three or more families).

One-family dwelling, detached.

Rental or occupancy for less than one month (see section 144-5.17).

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

Single-family industrialized home (see section 144-5.8).

*Non-residential uses:*

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Amusement services or venues (outdoors).

Answering and message services.

Archery range.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barns and farm equipment storage (related to agricultural uses).

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Book store.

Bowling alley/center (see section 144-5.13).

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Caterer.

Check cashing service.

Child day care/children's nursery (business).

Church/place of religious assembly.

Civic/conference center and facilities.

Club (private).

Coffee shop.

Commercial amusement concessions and facilities.

Community building (associated with residential uses).

Confectionery store (retail).

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store, with or without fuel sales.

Country club (private).

Credit agency.

Curio shops.

Day camp.

Driving range.

Drug sales/pharmacy.

Electrical substation.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Food or grocery store with or without fuel sales.

Fraternal organization/civic club (private club).

Golf course (miniature).

Golf course, public or private.

Governmental building or use.

Handicraft shop.

Health club (physical fitness; indoors only).

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Kiosk (providing a retail service).

Laundromat and laundry pickup stations.

Limousine/taxi service.

Micro brewery (onsite manufacturing and/or sales).

Micro distillery (onsite manufacturing and/or sales).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Museum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (public or private).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Photographic studio (no sale of cameras or supplies).

Plant nursery (no retail sales on site).

Public recreation/services building for public park/playground areas.

Quick lube/oil change/minor inspection.

Rappelling facilities.

Recreation buildings (public and private).

Refreshment/beverage stand.

Restaurant with drive-through.  
Restaurant/prepared food sales.  
Retirement home/home for the aged—Public.  
Rodeo grounds.  
RV park.  
RV/travel trailer sales.  
School, K-12 (public or private).  
Security monitoring company (no outside storage or installation).  
Specialty shops in support of project guests and tourists.  
Tattoo or body piercing studio.  
Telemarketing agency.  
Telephone exchange buildings (office only).  
Tennis court (commercial).  
Theater (non-motion picture; live drama).  
Travel agency.  
University or college (public or private).  
Video rental/sales.  
Waterfront amusement facilities—Berthing facilities sales and rentals.  
Waterfront amusement facilities—Boat fuel storage/dispensing facilities.  
Waterfront amusement facilities—Boat landing piers/launching ramps.  
Waterfront amusement facilities—Swimming/wading pools/bathhouses.  
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.  
Woodworking shop (ornamental).  
Any comparable business or use not included in or excluded from any other district described herein.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *Commercial rental living units (short term).*

- (i) *Height.* 75 feet.
  - (ii) *Front building setback.* 25 feet.
  - (iii) *Rear building setback.* 20 feet.
  - (iv) *Side building setbacks.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
  - (v) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.
  - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
  - (vii) *Sanitary facilities.* Each rental unit shall be provided with an individual enclosed space for sanitation, accessible from within the living unit, in which shall be located a water closet furnished with cold water, and a lavatory and bathtub or shower furnished with hot and cold water.
  - (viii) *Lot depth.* 100 feet.
  - (ix) *Parking.* See section 144-5.1 for permitted uses parking.
- (2) *Non-residential.*
- (i) *Height.* 75 feet.
  - (ii) *Front building setback.* 25 feet.
  - (iii) *Rear building setback.* 20 feet.
  - (iv) *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 a "R" or "B-1" zone, a side building setback of not less than five feet shall be provided.
  - (v) *Residential setback.* Effective November 8, 2006, where a non-residential 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.
  - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
  - (vii) *Corner lots.* A minimum 25-foot front yard and side building setback adjacent to streets shall be required on all corner lots. A canopy at least six feet in height, attached to the main building, may be built within 15 feet of the street line so long as such construction is not supported by columns which will obstruct the vision of vehicles driving upon adjacent streets.
  - (viii) *Lot depth.* 100 feet.
  - (ix) *Parking.* See section 144-5.1 for other permitted uses' parking.

(3) *Non-commercial rental living units (not short term)*. Buildings hereinafter erected, constructed, reconstructed or altered in district "C-4," that are not for commercial or commercial-residential use but are for private residences, duplexes, or apartments, or for any use also permitted in the "R" districts, shall be subject to the following:

~~(a) *One family dwellings.*~~

~~(i) *Height.* 45 feet.~~

~~(ii) *Front building setback.* 25 feet.~~

~~(iii) *Rear building setback.* 20 feet.~~

~~(iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(v) *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 section 144-5.1-1.)~~

~~(vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.~~

~~(vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~

~~(viii) *Lot area.* Every one-family dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.~~

~~(ix) *Lot depth.* 100 feet.~~

~~(x) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.~~

~~(b) *Duplexes.*~~

~~(i) *Height.* 45 feet.~~

~~(ii) *Front building setback.* 25 feet.~~

~~(iii) *Rear building setback.* 20 feet.~~

~~(iv) *Side building setbacks.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(v) *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 section 144-5.1-1.)~~

~~(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.~~

~~(vii) *Lot area.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~

~~(viii) *Lot depth.* 100 feet.~~

~~(ix) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

(a) *One-family and duplex dwellings.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

(iv) *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 section 144-5.1-1.)

(v) *Rear building setback.* 20 feet.

(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.

(viii) Lot depth. Minimum of 100 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(ix) Parking. See section 144-5.1.

(e)(b) Multifamily dwellings.

- (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
- (ii) *Front building setback.* 25 feet.
- (iii) *Rear building setback.* 25 feet.
- (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (v) *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 section 144-5.1-1.)
- (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.
- (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
- (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the planning commission upon recommendation of the city sanitarian.
- (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1 in section 144-3.3-3.)
- (xi) *Lot depth.* 100 feet.
- (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:

1. One-bedroom apartment or unit: One and one-half spaces.
2. Two-bedroom apartment or unit: Two spaces.
3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

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(Ord. No. 2012-49, § 1(Exh. A), 9-10-12; Ord. No. 2017-79, § 1, 10-23-17; Ord. No. 2019-55, §§ 1, 2, 8-26-19; Ord. No. 2019-76, §§ 1, 2, 11-11-19; Ord. No. 2021-07, § 2, 2-8-21; Ord. No. 2023-06, § 4, 2-27-23; Ord. No. 2023-30, § 3, 4-24-23)

**Sec. 144-3.4. Zoning districts and regulations for property zoned subsequent to June 22, 1987**

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3.4-3. "R-2A" single-family and two-family district.

*Purpose.* The R-2A single-family and two-family districts intended for development of single-family residences and associated uses as well as for development on larger parcels of land of low density two-family duplex units. The following regulations shall apply in all "R-2A" districts:

(a) *Authorized uses.* Uses permitted by right and by special use permit shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

*Residential uses:*

- Accessory building/structure.
- Accessory dwelling (one accessory dwelling per lot).
- Community home (see definition).
- Duplex/two-family/duplex condominiums.
- Family home adult care.
- Family home child care.
- Home occupation (see section 144-5.5).
- One-family dwelling, detached.
- Single- or two-family industrialized home (see section 144-5.8).

*Non-residential uses:*

- Barns and farm equipment storage (related to agricultural uses).

Cemetery and/or mausoleum.

Church/place of religious assembly.

Community building (associated with residential uses).

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (live stock/ranch) (see chapter 6 and section 144-5.9).

Golf course, public or private.

Governmental building or use with no outside storage.

Park and/or playground (public or private).

Public recreation/services building for public park/playground areas.

Recreation buildings (public).

School, K-12 (public or private).

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *One-family and duplex dwellings.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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.

(iv) *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 section 144-5.1-1.)

(v) *Rear building setback.* 20 feet.

(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. [The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.](#)

- (vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.
- (viii) *Lot depth.* Minimum of 100 feet. [The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.](#)

(ix) *Parking.* See section 144-5.1.

(2) *Non-residential uses.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Where any building abuts a property with a one- or two-family use, 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.

(iv) *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.

(v) *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 section 144-5.1-1.)

(vi) *Rear building setback.* 20 feet.

(vii) *Width of lot.* 60 feet.

(viii) *Lot depth.* 100 feet.

(ix) *Parking.* See section 144-5.1 for permitted uses' parking.

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3.4-6. *"B-1A" conventional and manufactured home district.*

*Purpose.* This district is to recognize that certain areas of the city are suitable for a mixture of single-family dwelling units, manufactured homes, and mobile homes, and to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, along with single-family residences. The following regulations shall apply in all "B-1A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

*Residential uses:*

Accessory building/structure.

Community home (see definition).

Duplex/two-family/duplex condominiums.

Home occupation (see section 144-5.5).

HUD-Code manufactured home/mobile homes, after a permit is obtained from the building inspector to permit removal of wheels or transporting device and attaching the home to a permanent foundation on the ground, which home shall thereafter be regarded as a permanent structure and shall meet all applicable codes and chapters.

HUD-Code manufactured home subdivision.

One-family dwelling, detached.

Single-family industrialized home (section 144-5.8 does not apply).

*Non-residential uses:*

Barns and farm equipment storage (related to agricultural uses).

Church/place of religious assembly.

Community building (associated with residential uses).

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Golf course (public or private).

Governmental building or use with no outside storage.

Park and/or playground (public or private).

Public recreation/services building for public park/playground areas.

Recreation buildings (public).

Recycling kiosk.

Retirement home/home for the aged.

School, K-12 (public or private).

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *Height.* 35 feet.

(2) *Front building setback.* 25 feet.

(3) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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.

(4) *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 section 144-5.1-1.)

(5) *Rear building setback.* 20 feet.

(6) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.

(7) *Lot area per family.* Every single-family and duplex dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. ~~Two family dwellings (duplexes) hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot.~~ provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.

(8) *Parking.* See section 144-5.1 for other permitted uses' parking.

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3.4-10. "MU-A" low intensity mixed use district.

*Purpose.* The MU-A low intensity mixed use district is intended to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

*Residential uses:*

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot).

Bed and breakfast inn (see section 144-5.6).

Community home (see definition).

Duplex/two-family dwelling/duplex condominiums.

Family home adult care.

Family home child care.

Home occupation (see section 144-5.5).

Hospice.

Multifamily (apartments/condominiums).

One-family dwelling, detached.

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

Single-family industrialized housing (see section 144-5.8).

Townhouse (attached).

Zero lot line/patio homes.

*Non-residential uses:*

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Amusement devices/arcade (four or more devices).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assisted living facility/retirement home.

Auto leasing.

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Bingo facility.

Book binding.

Book store.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Child day care/children's nursery (business).

Church/place of religious assembly.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Coffee shop.

Communication equipment—Installation and/or repair.

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store without fuel sales.

Credit agency.

Curio shops.

Custom work shops.

Department store.

Drapery shop/blind shop.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Florist.

Food or grocery store without fuel sales (100,000 square feet or less).

Frozen food storage for individual or family use.

Garden shops and greenhouses.

Golf course.

Governmental building or use with no outside storage.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Hospital, rehabilitation.

Kiosk (providing a retail service).

Laundromat and laundry pickup stations.

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Locksmith.

Martial arts school.

Museum.

Needlework shop.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (private).

Park and/or playground (public).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal services.

Pet shop/supplies (10,000 square feet or less).

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery (no retail sales on site).

Plant nursery (retail sales/outdoor storage).

Public recreation/services building for public park/playground areas.

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (private).

Recreation buildings (public).

Recycling kiosk.

Refreshment/beverage stand.

Restaurant with drive-through service.

Restaurant/prepared food sales.

Retail store and shopping center with drive-through service (50,000 square foot building or less).

Retirement home/home for the aged.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Shoe repair shops.

Shopping center.

Specialty shops in support of project guests and tourists.

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Tattoo or body piercing studio.

Telemarketing agency.

Telephone exchange buildings (office only).

Theater (non-motion picture; live drama).

Tool rental.

Travel agency.

University or college (public or private).

Vacuum cleaner sales and repair.

Veterinary hospital (no outside animal runs or kennels).

Video rental/sales.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *Non-residential uses.*

(i) *Height.* Buildings and structures shall not exceed 35 feet in height; however buildings and structures higher than 35 feet may be approved by SUP.

(ii) *Front building setback.* No building setback required.

(iii) *Side building setback.* No side building setback is required.

(iv) *Rear building setback.* Five feet minimum with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear building setback.

(v) *Residential setback.* Where a non-residential use or a multifamily development of more than three units abuts a one- or two-family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

(vi) *Minimum lot area.* The minimum internal lot area shall be 6,000 square feet or 7,000 square feet for a corner lot.

(vii) *Minimum lot frontage.* 60 feet.

(viii) *Lot depth.* 100 feet.

(ix) *Parking.* See section 144-5.1 for permitted uses' parking.

~~(2) — One family dwellings.~~

~~(i) — Height. 35 feet.~~

~~(ii) — Front building setback. 25 feet.~~

~~(iii) — Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(iv) — 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 section 144-5.1-1.)~~

~~(v) — Rear building setback. 20 feet.~~

~~(vi) — Width of lot. Interior lots 60 feet. Corner lots 70 feet. Where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~

~~(vii) — Lot area per family. Every single-family dwelling hereafter erected or altered shall provide a lot area of not less than 6,600 square feet per dwelling for interior lots, and 7,000 square feet per dwelling for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.~~

~~(viii) — Lot depth. 100 feet.~~

~~(ix) — Parking. Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.~~

~~(3) — Duplexes.~~

~~(i) — Height. 35 feet.~~

~~(ii) — Front building setback. 25 feet.~~

~~(iii) — Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(iv) — 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 section 144-5.1-1.)~~

~~(v) — Rear building setback. 20 feet.~~

~~(vi) — Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~

~~(vii) *Lot area per family.* Two family dwellings (duplexes) hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence, but shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~

~~(viii) *Lot depth.* 100 feet.~~

~~(ix) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

(2) *One-family and duplex dwellings.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

(iv) *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 section 144-5.1-1.)

(v) *Rear building setback.* 20 feet.

(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.

(viii) *Lot depth.* Minimum of 100 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(ix) *Parking.* See section 144-5.1.

~~(4)~~ (3) *Multifamily dwelling.*

(i) *Height.* 35 feet; 50 feet when a pitched roof is used (minimum 4:12 slope).

(ii) *Front building setback.* 25 feet.

- (iii) *Side building setback.* A side building setback of 20 feet shall be provided adjacent to property zoned "R-1," "R-1A-43.5," "R-1A-12," "R-1A-8," "R-1A-6.6," "R-2," "R-2A," "TH," "TH-A," "ZH," "ZH-A," "MU-A," "B-1," "B-1A" and "B-1B". A side building setback of only six feet shall be provided adjacent to multifamily, commercially and industrially zoned property. 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.
- (iv) *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 section 144-5.1-1.)
- (v) *Rear building setback.* The depth of the rear building setback shall be at least 25 percent of the depth of the lot, but such depth need not be more than 25 feet.
- (vi) *Accessory uses.* Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
- (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
- (viii) *Density.* 12 units per acre.
- (ix) *Lot area.* 15,000 square feet.
- (x) *Lot coverage.* The combined area of all yards shall not be less than 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (xi) *Distance between structures.* There shall be a minimum of 12 feet between structures side by side; a minimum of 30 feet between structures side by front or rear; a minimum of 50 feet between structures front to front; and a minimum of 20 feet between structures backing rear to rear; and a minimum of 20 feet between structures front to rear. (See Illustration 2.)
- (xii) *Lot depth.* 100 feet.
- (xiii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
  - 1. One-bedroom apartment or unit: One and one-half spaces.
  - 2. Two-bedroom apartment or unit: Two spaces.
  - 3. Each additional bedroom: One-half space.
  - 4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

See section 144-5.1 for other permitted uses' parking.

~~(5)~~(4) *Townhouses.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* Ten feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.

- (iii) *Side building setback.* No side building setbacks are required for interior lots except the minimum distance between two building groups shall be 20 feet and the minimum distance between a building group and any abutting subdivision boundary or zoning district boundary line shall be 20 feet. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street, except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then 25-foot minimum side yards adjacent to the street shall be provided.
- (iv) *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 section 144-5.1-1.)
- (v) *Rear building setback.* No building shall be constructed closer than ten feet from the rear property line. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) *Width of lot.* Interior lots shall have a minimum width of 25 feet. Corner lots shall have a minimum width of 40 feet except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then the corner lot shall have a minimum width of 50 feet.
- (vii) *Lot depth.* 100 feet.
- (viii) *Lot area per family.* 2,500 square feet.
- (ix) *Common open space.* A minimum of 250 square feet of common open space per lot shall be provided within the townhouse project. In computing the required common open space, individually owned townhouse lots, required front, rear, or side setbacks, streets, alleys, or public rights-of-way of any kind, vehicular drives, parking areas, service drives, or utility easements containing or permitting overhead pole carried service shall not be included. Drainage easements and detention ponds may be used in computing common open space.
- (x) *Building group.* There shall be no less than two nor more than eight individual dwelling units in each building or dwelling group. Each building group shall be at least 20 feet from any other building group, measured from the nearest points of their foundations. Each building or building group shall be at least 20 feet from any subdivision or zoning district boundary line.
- (xi) *Accessory buildings.* Any detached accessory buildings permitted, except carports open on at least two sides, shall be set at least three feet away from the side lot line unless their walls are equal in fire resistance to the common walls of the main structure. Detached carports, open on at least two sides, may be built to the property line with no common wall required. Rear building setback for an accessory building shall be three feet. Any accessory building permitted in district "R-1" shall be permitted in district "TH."
- (xii) *Parking.* There shall be at least two off-street parking spaces for each townhouse. See section 144-5.1 for other permitted uses' parking.

~~(6)~~(5) *Zero lot line/patio homes.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* Ten feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.
- (iii) *Side building setback.* There shall be no side building setback required on one side of the lot and a minimum of ten feet in the opposite side yard. If the side of the lot abuts any other residential zoning district, that side building setback shall have a minimum of ten feet. The dwelling on the "no side building setback required" side may be off-set from the property line by no more than one foot.
- (iv) *Corner lots.* Buildings on corner lots shall provide a minimum exterior side building setback of ten feet. If entry to a garage/carport is provided on the exterior side, a minimum yard of 20 feet shall be provided to the garage/carport.

- (v) *Rear building setback.* If rear entry garages/carports are provided from an alley, the rear building setback shall have a minimum depth of 20 feet. If no alley is provided and garage/carport entries are from the front, the rear building setback shall have a minimum depth of ten feet. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) *Width of lot.* 40 feet.
- (vii) *Lot area.* 4,000 square feet.
- (viii) *Lot depth.* 100 feet.
- (ix) *Minimum area zoned.* Not less than three lots with common side lot lines will be zoned for zero lot line homes. When facing on the same street within the same block, mixing of ZH structures and other residential structures will not be allowed. However, this does not preclude other residential uses on one side of a street with ZH uses on the opposite side of the street within the same block or different blocks.
- (x) *Zero lot line wall.* No door or window openings shall be built into the side wall facing the zero lot line except those that are more than three feet from the property line and screened by a masonry wall at least eight feet in height so that the opening(s) is not visible from the adjoining property. (See Illustration 3, "ZH-A" district.)
- (xi) *Maintenance, drainage and overhang easement.* A maintenance, drainage and overhang easement of five feet shall be provided on each lot that is adjacent to a lot with a zero setback allowance. This easement shall be for the purpose of maintaining the wall and foundation that is adjacent to one side property line to provide for proper maintenance and drainage.
- (xii) *Overhang.* Eaves and gutters may overhang the zero lot line side of the lot by no more than 18 inches. If there is an overhang over the lot line, a gutter is required such that roof runoff shall not be deposited over the lot line onto adjoining property.
- (xiii) *Parking.* There shall be at least two off-street parking spaces for each zero lot line home. See section 144-5.1 for other permitted uses' parking.

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3.4-14. "C-2A" central business district.

*Purpose.* This high density mixed use district is intended for central business district (CBD) uses. Any expansion of the existing "C-2" zoning would be limited to those changing areas that abut the core CBD. The following regulations shall apply in all "C-2A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

*Residential uses:*

Accessory building/structure (see section 144-5.2).

Bed and breakfast inn (see section 144-5.6).

Boardinghouse/lodging house.

Cabin or cottage, either separate or connected, for rental to tourists or vacationers, but shall not include mobile homes, recreational vehicles or RV parks or mobile home communities (parks).

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Duplex/two-family/duplex condominiums.

Hospice.

Multifamily (apartments/condominiums).

Rental or occupancy for less than one month (see section 144-5.17).

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

*Non-residential uses:*

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

All terrain vehicle (ATV) dealer/sales.

Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Auto body repair, garages (see section 144-5.11).

Auto leasing.

Auto or trailer sales rooms or yards (see section 144-5.12).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Book binding.

Book store.

Bowling alley/center (see section 144-5.13).

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Child day care/children's nursery (business).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Commercial amusement concessions and facilities.

Communication equipment—Installation and/or repair.

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Credit agency.

Curio shops.

Custom work shops.

Dance hall/dancing facility (see section 144-5.13).

Day camp.

Department store.

Drapery shop/blind shop.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Exterminator service.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Food or grocery store with or without fuel sales.

Fraternal organization/civic club (private club).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture sales (indoor).

Garden shops and greenhouses.

Golf course.

Golf course (miniature).

Governmental building or use.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heliport.

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Kiosk (providing a retail service).

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Limousine/taxi service.

Locksmith.

Maintenance/janitorial service.

Major appliance sales (indoor).

Martial arts school.

Medical supplies and equipment.

Micro brewery (onsite manufacturing and/or sales).

Micro distillery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (no outside boat and RV storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Museum.

Needlework shop.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (public or private).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal services.

Pet shop/supplies (10,000 square feet or less).

Pet store (more than 10,000 square feet).

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery (retail sales/outdoor storage).

Plumbing shop.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (private).

Recreation buildings (public).

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant.

Restaurant/prepared food sales.

Retail store and shopping center (50,000 square feet building or less).

Retirement home/home for the aged.

RV/travel trailer sales.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Shoe repair shops.

Shopping center.

Specialty shops in support of project guests and tourists.

Storage in bulk.

Studio for radio or television (without tower).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Taxidermist.

Telemarketing agency.

Telephone exchange buildings (office only).

Tennis court (commercial).  
Theater (non-motion picture; live drama).  
Tire sales (outdoors).  
Tool rental.  
Travel agency.  
Truck or transit terminal.  
University or college (public and private).  
Upholstery shop (non-auto).  
Used or second hand merchandise/furniture store.  
Vacuum cleaner sales and repair.  
Veterinary hospital (no outside animal runs or kennels).  
Video rental/sales.  
Waterfront amusement facilities—Swimming/wading pools/bathhouses.  
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.  
Wholesale sales offices and sample rooms.  
Woodworking shop (ornamental).  
Any comparable business or use not included in or excluded from any other district described herein.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *Non-residential uses.*

(i) *Height.* 75 feet.

(ii) *Front building setback.* No building setback required.

(iii) *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.

- (iv) *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 section 144-5.1-1.)
  - (v) *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.
  - (vi) *Rear building setback.* 20 feet.
  - (vii) *Residential setback.* Effective November 8, 2006, where a non-residential 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.
  - (viii) *Width of lot.* 60 feet.
  - (ix) *Lot depth.* 100 feet.
  - (x) *Parking.* See section 144-5.1.
- (2) *Duplexes.*
- (i) *Height.* 35 feet.
  - (ii) *Front building setback.* 25 feet.
  - (iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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.
  - (iv) *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 section 144-5.1-1.)
  - (v) *Rear building setback.* 20 feet.
  - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.
  - (vii) *Lot area per family.* ~~Duplexes hereafter erected or altered shall have a~~ Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. ~~a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot.~~ Where public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.
  - (viii) *Lot depth.* Minimum of 100 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.

(ix) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.

(3) *Multifamily dwellings.*

(i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).

(ii) *Front building setback.* 25 feet.

(iii) *Rear building setback.* 25 feet.

(iv) *Side building setback.* A side building setback of 20 feet shall be provided. 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.

(v) *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 section 144-5.1-1.)

(vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.

(vii) *Parking and accessory uses.* Parking may encroach into the interior side and rear building setback as long as a solid screening fence or wall of six to eight feet in height is erected along the interior side and rear property lines. Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.

(viii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.

(ix) *Density.* 24 units per acre.

(x) *Lot area.* 20,000 square feet.

(xi) *Lot coverage.* The combined area of all yards shall be at least 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.

(xii) *Distance between structures.* There shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; a minimum of 20 feet between structures backing rear to rear, and a minimum of 20 feet between structures front to rear. (See Illustration 1.)

(xiii) *Access to an arterial roadway or state highway required.* developments in this district must have direct access to either an arterial roadway or state highway.

(xiv) *Lot depth.* 100 feet.

(xv) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:

1. One-bedroom apartment or unit: One and one-half spaces.
2. Two-bedroom apartment or unit: Two spaces.

3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

See section 144-5.1 for other permitted uses' parking.

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3.4-17. "C-O" commercial office district.

*Purpose.* The commercial office district is established to create a mixed-use district of professional offices and residential use. The regulations set forth in this article are intended to encourage adaptive reuse of buildings or new office developments of the highest character in areas that are compatible and sensitive to the surroundings and ensure historic integrity. Such uses should not generate excess additional traffic or access problems.

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

*Residential uses:*

- Accessory building/structure.
- Accessory dwelling (one accessory dwelling per lot).
- Bed and breakfast inn (see section 144-5.6).
- Boardinghouse/lodging house.
- Community home (see definition).
- Dormitory (in which individual rooms are for rental).
- Duplex/two-family/duplex condominiums.
- Hospice.
- Multifamily (apartments/condominiums).
- One-family dwelling, detached.
- Residential use in buildings with the following non-residential uses.
- Single-family industrialized home (see section 144-5.8).
- Townhouse (attached).
- Zero lot line/patio homes.

*Non-residential uses:*

- Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).  
Answering and message services.  
Antique shop (household items).  
Armed services recruiting center.  
Art dealer/gallery.  
Artist or artisan's studio.  
Bakery (retail).  
Bank, savings and loan, or credit union.  
Barns and farm equipment storage (related to agricultural uses).  
Book store.  
Cemetery and/or mausoleum.  
Check cashing service.  
Church/place of religious assembly.  
Clinic (dental).  
Clinic (emergency care).  
Clinic (medical).  
Coffee shop.  
Community building (associated with residential uses).  
Confectionery store (retail).  
Contractor's temporary on-site construction office (only with permit from building official).  
Credit agency.  
Electrical substation.  
Farms, general (crops) (see chapter 6 and section 144-5.9).  
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).  
Garden shops and greenhouses.  
Golf course (public or private).  
Governmental building or use.

Kiosk (providing a retail service).

Laundry/dry cleaning (drop off/pick up).

Locksmith.

Needlework shop.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (private or public).

Personal services.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Public recreation/services building for public park/playground areas.

Recreation buildings (public).

Research lab (non-hazardous).

Retirement home/home for the aged—Public.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company (no outside storage or installation).

Shoe repair shops.

Telemarketing agency.

Telephone exchange buildings (office only).

Tennis court (commercial).

Travel agency.

University or college (public or private).

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Any comparable business or use not included in or excluded from any other district described herein.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

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

(1) *Non-residential uses.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 15 feet.

(iii) *Side building setback.* A side building setback of not less than five feet shall be provided for a single story building or structure in which there are no openings to the side yard. A minimum ten-foot side building setback shall be provided for a single story building or structure with openings to the side yard.

(iv) *Rear building setback.* 20 feet.

(v) *Residential setback.* Effective November 8, 2006, where a non-residential 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.

(vi) *Width of lot.* 60 feet.

(vii) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street except when abutting any residential district where the side building setback shall than become a minimum of 25 feet.

(viii) *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 section 144-5.1-1.)

(ix) *Parking.* See section 144-5.1 for permitted uses' parking.

~~(2) *One family dwellings.*~~

~~(i) *Height.* 35 feet.~~

~~(ii) *Front building setback.* 25 feet.~~

- ~~(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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.~~
- ~~(iv) *Rear building setback.* 20 feet.~~
- ~~(v) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.~~
- ~~(vi) *Lot area per family.* Every single-family dwelling hereafter erected or altered shall provide a lot area of not less than 6,600 square feet per dwelling for interior lots, and 7,000 square feet per dwelling for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre not located over the recharge zone and one acre located over the recharge zone.~~
- ~~(vii) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.~~

~~(3) Duplexes.~~

- ~~(i) *Height.* 35 feet.~~
- ~~(ii) *Front yards.* 25 feet.~~
- ~~(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. 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.~~
- ~~(iv) *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 section 144-5.1-1.)~~
- ~~(v) *Rear building setback.* 20 feet.~~
- ~~(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.~~
- ~~(vii) *Lot area per family.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~
- ~~(viii) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

(2) *One-family and duplex dwellings.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* 25 feet.

- (iii) Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. 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 lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (iv) 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 section 144-5.1-1.)
- (v) Rear building setback. 20 feet.
- (vi) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.
- (vii) Lot area. Minimum 6,600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.
- (viii) Lot depth. Minimum of 100 feet. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow the construction of a duplex.
- (ix) Parking. See section 144-5.1.

~~(4)~~ (3) Multifamily dwellings.

- (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
- (ii) *Front building setback.* 25 feet.
- (iii) *Rear building setback.* 25 feet.
- (iv) *Side building setback.* A side building setback of 20 feet shall be provided. 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.
- (v) *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 section 144-5.1-1.)
- (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling 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.

- (vii) *Parking and accessory uses.* Parking may encroach into the interior side and rear building setback as long as a solid screening fence or wall of six to eight feet in height is erected along the interior side and rear property lines. Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
- (viii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
- (ix) *Density.* 12 units per acre.
- (x) *Lot area.* 20,000 square feet.
- (xi) *Lot coverage.* The combined area of all yards shall not be less than 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (xii) *Distance between structures.* There shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of 20 feet between structures backing rear to rear. (See Illustration 2.)
- (xiii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
  - 1. One-bedroom apartment or unit: One and one-half spaces.
  - 2. Two-bedroom apartment or unit: Two spaces.
  - 3. Each additional bedroom: One-half space.
  - 4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

See section 144-5.1 for other permitted uses' parking.

~~(5)~~(4) *Townhouses.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* Ten feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.
- (iii) *Side building setback.* No side building setbacks are required for interior lots except the minimum distance between two building groups shall be 20 feet and the minimum distance between a building group and any abutting subdivision boundary or zoning district boundary line shall be 20 feet. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street, except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then 25-foot minimum side yards adjacent to the street shall be provided.
- (iv) *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 section 144-5.1-1.)
- (v) *Rear building setback.* No building shall be constructed closer than ten feet from the rear property line. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.

- (vi) *Width of lot.* Interior lots shall have a minimum width of 25 feet. Corner lots shall have a minimum width of 40 feet except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then the corner lot shall have a minimum width of 50 feet.
- (vii) *Lot depth.* 100 feet.
- (viii) *Lot area per family.* 2,500 square feet.
- (ix) *Common open space.* A minimum of 250 square feet of common open space per lot shall be provided within the townhouse project. In computing the required common open space, individually owned townhouse lots, required front, rear, or side setbacks, streets, alleys, or public rights-of-way of any kind, vehicular drives, parking areas, service drives, or utility easements containing or permitting overhead pole carried service shall not be included. Drainage easements and detention ponds may be used in computing common open space.
- (x) *Building group.* There shall be no less than two nor more than eight individual dwelling units in each building or dwelling group. Each building group shall be at least 20 feet from any other building group, measured from the nearest points of their foundations. Each building or building group shall be at least 20 feet from any subdivision or zoning district boundary line.
- (xi) *Accessory buildings.* Any detached accessory buildings permitted, except carports open on at least two sides, shall be set at least three feet away from the side lot line unless their walls are equal in fire resistance to the common walls of the main structure. Detached carports, open on at least two sides, may be built to the property line with no common wall required. Rear building setback for an accessory building shall be three feet. Any accessory building permitted in district "R-1" shall be permitted in district "TH."
- (xii) *Parking.* There shall be at least two off-street parking spaces for each townhouse. See section 144-5.1 for other permitted uses' parking.

~~(6)~~(5) *Zero lot line/patio homes.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* Ten feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.
- (iii) *Side building setback.* There shall be no side building setback required on one side of the lot and a minimum of ten feet in the opposite side yard. If the side of the lot abuts any other residential zoning district, that side building setback shall have a minimum of ten feet. The dwelling on the "no side building setback required" side may be off-set from the property line by no more than one foot.
- (iv) *Corner lots.* Buildings on corner lots shall provide a minimum exterior side building setback of ten feet. If entry to a garage/carport is provided on the exterior side, a minimum yard of 20 feet shall be provided to the garage/carport.
- (v) *Rear building setback.* If rear entry garages/carports are provided from an alley, the rear building setback shall have a minimum depth of 20 feet. If no alley is provided and garage/carport entries are from the front, the rear building setback shall have a minimum depth of ten feet. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) *Width of lot.* 40 feet.
- (vii) *Lot area.* 4,000 square feet.
- (viii) *Lot depth.* 100 feet.
- (ix) *Minimum area zoned.* Not less than three lots with common side lot lines will be zoned for zero lot line homes. When facing on the same street within the same block, mixing of ZH structures and other residential structures will not be allowed. However, this does not preclude other residential uses on one side of a street with ZH uses on the opposite side of the street within the same block or different blocks.

- (x) *Zero lot line wall.* No door or window openings shall be built into the side wall facing the zero lot line except those that are more than three feet from the property line and screened by a masonry wall at least eight feet in height so that the opening(s) is not visible from the adjoining property. (See Illustration 3, "ZH-A" district.)
- (xi) *Maintenance, drainage and overhang easement.* A maintenance, drainage and overhang easement of five feet shall be provided on each lot that is adjacent to a lot with a zero setback allowance. This easement shall be for the purpose of maintaining the wall and foundation that is adjacent to one side property line to provide for proper maintenance and drainage.
- (xii) *Overhang.* Eaves and gutters may overhang the zero lot line side of the lot by no more than 18 inches. If there is an overhang over the lot line, a gutter is required such that roof runoff shall not be deposited over the lot line onto adjoining property.
- (xiii) *Parking.* There shall be at least two off-street parking spaces for each zero lot line home. See section 144-5.1 for other permitted uses' parking.

(c) *Parking and off-street loading requirements.* The parking requirements for the permitted uses described herein are outlined in section 144-5.1. In the case of mixed uses, i.e., residential and commercial, the parking requirements shall be additive.

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(Ord. No. 2012-49, § 1(Exh. A), 9-10-12; Ord. No. 2017-78, § 2, 10-23-17; Ord. No. 2019-55, §§ 3, 4, 8-26-19; Ord. No. 2019-76, §§ 3, 4, 11-11-19; Ord. No. 2020-27, § 1, 4-13-20; Ord. No. 2020-28, § 1, 4-13-20; Ord. No. 2021-07, § 3, 2-8-21; Ord. No. 2023-06, § 5, 2-27-23; Ord. No. 2023-30, § 3, 4-24-23)

**That** Chapter 144, Zoning, Section 4.2, Land Use Matrix, be amended with additions as underlined and deletions as strikeouts as shown below:

## 4.2 Land Use Matrix.



**Sec. 144-5.1. Parking, loading, stacking and vehicular circulation.**

5.1-1. *General provisions.*

(a) *Application to existing and future uses.* Except as provided hereafter, the parking space requirements of this chapter shall apply to all buildings hereafter erected, to all changes in use hereafter made, and to all expansions of present uses. Existing uses not meeting the requirements of this section may be continued, and such uses shall be considered as nonconforming uses. Except as provided hereafter, no change in use shall be permitted unless the number of off-street parking spaces required by this section for such proposed use shall have been provided.

The parking requirements of this chapter shall apply to all automobiles, recreational vehicles, boats, trailers and other merchandise, as determined by the planning director, parked on private property for the purpose of sale. Sale may be intended through an on-site office facility or by appointment. These requirements apply to sales of merchandise that is not the seller's personal property and is intended for a commercial purpose.

(b) *Exception to application for existing uses and changes in uses.* Buildings existing in the area defined by the boundary shown on Figure 3 are exempt from having the number of off-street parking spaces required by this section when:

- (1) The use of the building is being changed, but the building is not being enlarged;
- (2) The building is being reconstructed or renovated, but not enlarged; or
- (3) The building is being brought back into use after being vacant.
- (4) Where an existing building is being enlarged or reconstructed and enlarged by more than ten percent, the parking shall be required for the expanded area only.

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(c) For each structure designed for any of the following uses, or for any like use, no less than the number of parking spaces required shall be provided according to the following schedule:

PERMITTED USE	MINIMUM VEHICLE SPACES
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Convenience store	One for each 200 sq. ft. of gross floor area
<u>Convenience store with fuel sales</u>	<u>One for each 200 SF of gross floor area minus 50% of the gasoline/diesel fueling spaces and 100% of EV Charging Station Ports may be counted toward the required parking.</u>
Convention centers	One for each 200 sq. ft. of gross floor area, or One for each four seats, or One for each three persons of total building occupancy, whichever is greater

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Motel	One and one-tenth for each bedroom
<del>Motor vehicle filling stations</del>	<del>One for each 200 sq. ft. of gross floor area</del>
Motor vehicle sales	One for each 400 sq ft. of gross floor area
Motion picture houses	One for each five seats for patron use

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Well drilling equipment yard	One for each 1,000 sq. ft. gross floor area/lot area
Zero lot line/patio home	Two

(d) Parking Demand Study

(1) A parking Demand Study may be provided to demonstrate the need for a lower quantity of off-street parking than required by the above-referenced Schedule of Parking.

(2) A traffic engineer shall prepare the parking demand study and shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

(3) The parking demand study shall be subject to review and approval by the Planning and Development Services Department, confirming that the information and assumptions used in the study are reasonable and that the study accurately reflects anticipated off-street parking demand for the proposed use, development, or combination of uses.

(4) If an applicant submits a parking demand study demonstrating that anticipated off-street parking demand for the proposed use, development, or combination of uses will be less than that required in the above-referenced Schedule of Parking, and the Planning and Development Services Department determines that the information and assumptions used in the study are reasonable and that the study accurately reflects anticipated off-street parking demand for the proposed use, development, or combination of uses, the Planning and Development Services Department may authorize a reduction in required off-street parking spaces based on that study.

5.1-4. *Parking and storage of certain vehicles.*

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**Sec. 144-5.17. - Short term rental or occupancy.**

5.17-1. *Purpose.* This section is intended to provide a procedure to allow the rental of private dwellings to visitors on a short term basis, while ensuring that such rental use does not create adverse impacts to surrounding neighborhoods due to excessive traffic, noise, and density. Additionally, this section is intended to ensure that the number of occupants within such rental units does not exceed the reasonable capacity of the structure to cause health and safety concerns, and that minimum health and safety standards are maintained in such units to protect visitors from unsafe or unsanitary conditions.

5.17-2. *Definitions.*

*Floodway* means the channel for a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

*Habitable space* means a space in a dwelling for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

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*Non-residential district* means the following zoning districts: R-3, R-3L, R-3H, MU-A, MU-B, C-1, C-1A, C-1B, C-2, C-2A, C-3, C-4, C-4A, C-4B, C-O, M-1, [M-2, APD](#), M-1A, and M-2A. This includes all subsequently approved special districts identified as non-residential unless otherwise specified within the special district.

*Occupant* means the person or people over the age of three who are sleeping in the short term rental.

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