

3.8-5 Purpose. Gruene Lake Village

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

(a) *Authorized uses.*

(1) *Uses permitted by right:*

Residential uses:

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

Non-residential uses:

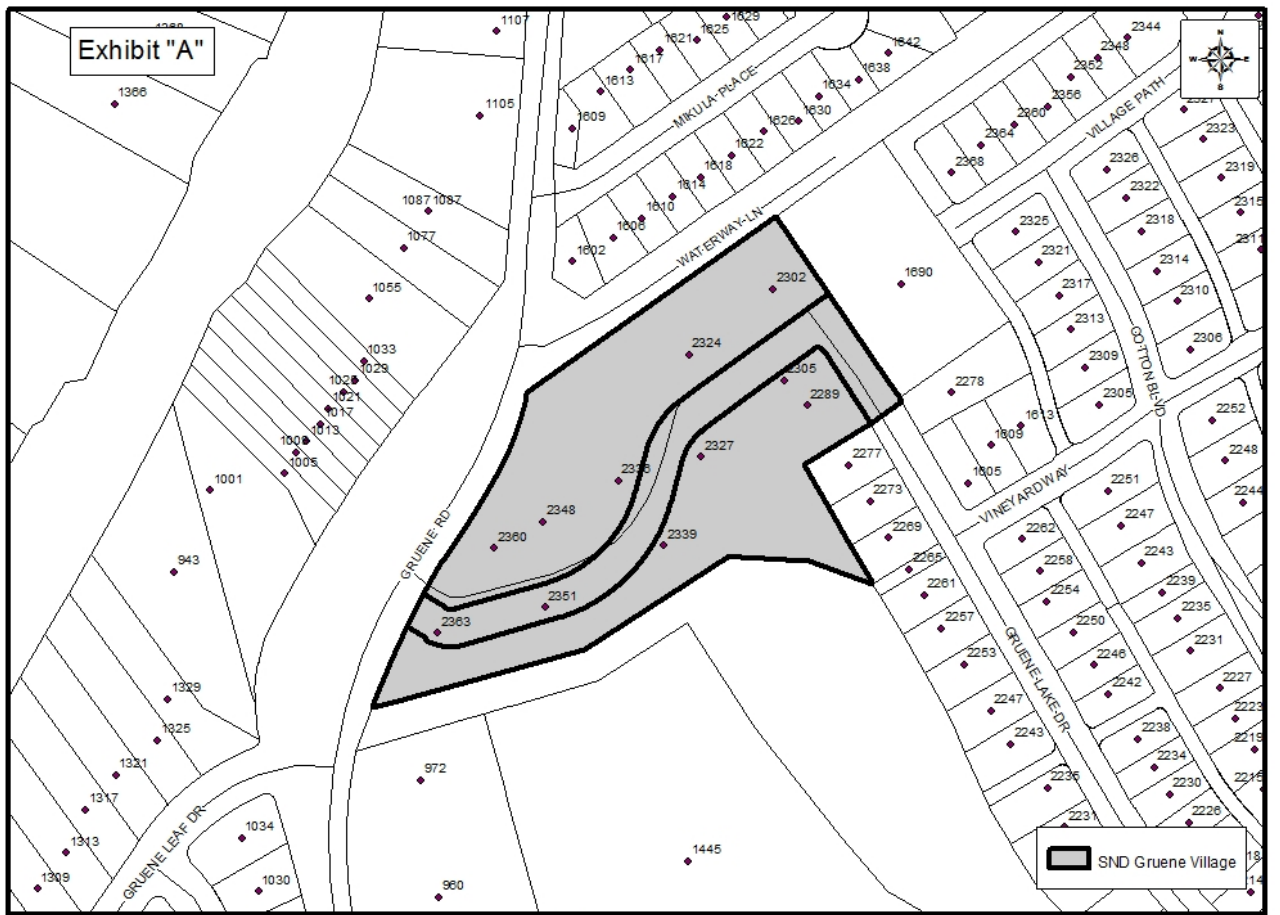
Adult day care (no overnight stay)  
Adult day care (with overnight stay)  
Amusement devices/arcade (four or more devices)  
Antique shop  
Armed services recruiting center  
Art dealer / gallery  
Artist or artisan's studio  
Bakery (retail)  
Bank, savings and loan, or credit  
Barber/beauty shop,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

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

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

- (1) *Height.* 75 feet.
- (2) *Front building setback.* 25 feet.
- (3) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in any residential zone, a side building setback of not less than six feet shall be provided.
- (4) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.  
  
*Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)
- (5) *Residential setback.* Effective November 8, 2006, where any building abuts a one or two family use or zoning district, the setback from the one or two family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (6) *Rear building setback.* 20 feet.
- (7) *Width of lot.* 60 feet.
- (8) *Lot depth.* 100 feet.
- (9) *Parking.* See Section 5.1 for permitted uses parking.

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



PZ11-42  
Michael Flume  
Lots 1, 2 and 3, Block 1,  
Cotton Crossing Subdivision, Unit 10

0 50 100 200 Feet  
Scale

Map Created On 9/21/11