

Special Use Permit Conditions / Development Standards

1. A master plan of the subject property shall include the location and extent of the base zoning district areas for its entirety.
2. The maximum building height within the “MU-B” High Intensity Mixed Use zoning district shall be 60 feet for non-residential and multifamily use.
3. A sidewalk that is at least 10 feet in width is required on the southwest side of Walnut Avenue. The sidewalk is to be separated from the roadway by a landscaping area of at least 7 feet in width (furnishing zone).
4. Street trees (1, minimum 3-inch diameter for every 40 feet of roadway frontage) are required to be planted in the furnishing zone. If street trees are not permitted within the furnishing zone due to utility easement restrictions, they must be planted no more than 10 feet from the edge of the required sidewalk. The street trees requirement fulfills the landscaping requirements under Section 144-5.3-1(b)(7)(i)(2), City of New Braunfels Code of Ordinances – *Street Frontage Trees and Shrubs*.
5. All other zoning standards and requirements in Chapter 144, City of New Braunfels Code of Ordinances shall apply independently to each base zoning district.
6. The following list of uses, normally allowed in the “MU-B” High Intensity Mixed Use District, are removed from the base zoning district “MU-B” High Intensity Mixed Use:

Aircraft support and related services
Airport
All terrain vehicle (ATV) dealer/sales
Amphitheater
Archery range
Athletic fields
Auto body repair, garages
Auto glass repair/tinting
Auto interior shop / upholstery
Auto muffler shop
Auto or trailer sales rooms or yards
Auto or trailer sales rooms or yards – new
Auto paint shop
Auto repair garage (general)
Bottling or distribution plants (milk)
Bottling works
Bowling alley/center
Broadcast station (with tower)
Bus barns or lots
Bus passenger stations
Contractor's office/sales, with outside storage including vehicles
Commercial amusement concessions and facilities
Dance hall / dancing facility (not to include a dancing studio for students)
Driving range
Electroplating works
Electronic assembly / high tech manufacturing
Engine repair/motor manufacturing re-manufacturing and/or repair
Fair ground
Forge (hand)
Forge (power)
Freight terminal, rail/truck
Freight terminal, truck
Furniture manufacture
Galvanizing works
Golf course (public, private or miniature)

Heavy load (farm) vehicle sales/repair
Heliport
Home repair and yard equipment retail and rental outlets
Industrial laundries
Laboratory equipment manufacturing
Leather products manufacturing
Light manufacturing
Lumberyard
Lumberyard or building material sales
Machine shop
Manufactured home sales
Manufacturing and processes
Metal fabrication shop
Motorcycle dealer (primarily new/repair)
Moving, transfer, or storage plant
Outside storage (as primary use)
Portable building sales
Rappelling facilities
Rodeo grounds
RV park
RV/travel trailer sales
Sheet metal shop
Shooting gallery - Indoor
Sign manufacturing/painting plant
Storage – Exterior storage for boats and recreational vehicles
Storage in bulk
Studio for radio or television (with tower)
Tire sales (outdoors)
Truck or transit terminal (with outside storage)
Truck stop
Used or second hand merchandise/furniture store
Veterinary hospital with outside animal runs or kennels
Warehouse/office and storage/distribution center
Welding shop
Wholesale sales offices and sample room

