

ORDINANCE NO. 23-09-07-04

AN ORDINANCE OF THE CITY COUNCIL OF LAGO VISTA, TEXAS, AMENDING SECTION 2.10, SECTION 4, TABLE A AND TABLE B OF CHAPTER 14 OF THE LAGO VISTA CODE OF ORDINANCES TO ADDRESS VARIOUS INCONSISTENCIES WITH CURRENT BEST ZONING PRACTICES AND BETWEEN THE EXISTING ZONING DISTRICT REQUIREMENTS AND THE FUTURE LAND USE DESIGNATIONS WITHIN THE CURRENT COMPREHENSIVE PLAN; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Lago Vista, Texas is a Home Rule City; and

WHEREAS, the City Council of the City of Lago Vista has previously established requirements related to the uses and development standards in various zoning districts within Chapter 14 of the Code of Ordinances, the Lago Vista Zoning Ordinance, and

WHEREAS, the City Council, the staff and members of the Planning and Zoning Commission of the City of Lago Vista had become aware of needed changes to those requirements to yield outcomes consistent with the expectations of residents and the current Comprehensive Plan; and

WHEREAS, the City Council subsequently forwarded a request to the Planning and Zoning Commission that they include certain specific aspects of the existing development standards during their consideration of potential needed changes to those requirements; and

WHEREAS, the Planning and Zoning Commission has undertaken a review of those existing regulations in public hearings at their regular meetings beginning on September 8, 2022, and lasting until January 26, 2023; and

WHEREAS, in addition to the specific aspects requested by the City Council, the Planning and Zoning Commission included recommendations contained within the current Comprehensive Plan in that review that were related to the same use and development standard provisions; and

WHEREAS, the Planning and Zoning Commission has determined that amendments to the existing zoning ordinances related to the uses and development standards in various zoning districts are required to effectively implement the current Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission of the City of Lago Vista has forwarded a recommendation to the City Council to amend the requirements contained in Chapter 14 of the Lago Vista Code of Ordinances as described below; and

WHEREAS, the City Council at its public hearing to consider this ordinance amendment held on September 7, 2023, reviewed the recommendation, and found the changes to be warranted.

WHEREAS, the City Council desires to amend the Lago Vista Code of Ordinances as described below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:

SECTION 1. FINDINGS OF FACT. All of the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

SECTION 2. AMENDMENT. The City Council of the City of Lago Vista, Texas, does hereby amend Chapter 14 of the Lago Vista Code of Ordinances as shown in Exhibit "A."

SECTION 3. REPEALER. All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Lago Vista, Texas, are hereby repealed to the extent said ordinances, orders or resolutions or parts thereof are in conflict herewith.

SECTION 4. SEVERABILITY CLAUSE. If any section, subsection, article, paragraph, sentence, clause, phrase or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. CODIFICATION AND PUBLICATION. The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.013 of the *Texas Local Government Code*.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the *Texas Local Government Code*.

SECTION 7. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the *Texas Government Code*.

AND, IT IS SO ORDERED.

PASSED AND APPROVED this 7th day of September 2023.

Ed Tidwell
Ed Tidwell, Mayor



ATTEST:

Lucy Aldrich

Lucy Aldrich, City Secretary

On a motion by Councilor Prince, seconded by Councilor Roberts, the above and foregoing ordinance was passed and approved.

EXHIBIT "A"

CHAPTER 14

ZONING

2.10 Definitions

The words used in this chapter and not defined in this section shall have their ordinarily accepted meaning. For the purposes of this chapter the following words and phrases shall have the meaning respectively ascribed to them herein:

MIXED-USE: An introduction of complementary commercial and residential uses within the same structure or lot, otherwise requiring location within distinct zoning districts when not part of a Planned Development District (PDD) or the C-A (Commercial, Airport) district.

3.10 Classification of Districts

The City of Lago Vista is hereby divided into the following zoning districts:

ABBREVIATED DESIGNATION	ZONING DISTRICT
R-MH	Manufactured Home and Industrialized Housing (Single-Family)
R-1S	Single-Family Residential (Small Lot)
R-1M	Single-Family Residential (Medium Lot)
R-1L	Single-Family Residential (Large Lot)
R-1R	Single-Family Residential (Rural)
R-1T	Single-Family (Tall)
R-2	Two-Family Residential
R-4	Multifamily Residential (Apartments, Townhouses, and Single Family)
RR-A	Restricted Single Family With Aircraft

C-1A and C-1C	Professional Office, Neighborhood Retail
C-2	General Commercial / Retail
C-3	Regional Commercial / Retail
C-A	Commercial, Airport
C-M	Commercial, Marina
CR	Commercial Resort
U-1	Utility, Governmental, Educational, and Institutional
P, P-1A, P-1B, P-1C, P-2	Park District
G-1	Golf Courses & Supporting Facilities
LI	Light Industrial
PDD	Planned Development District
TR-1	Temporary Restricted zoning designation to be used upon property annexation

4.15 RMH Manufactured Home and Industrialized Housing District

- (a) **Purpose.** This district is intended to include land within the corporate limits of the City to accommodate single-family detached dwelling units with a smaller living area than other single-family zoning districts, manufactured homes, and industrialized housing.
- (b) **Permitted uses.** The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) **Development Standards.** The maximum Building Height and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards.
- (d) **Parking Area.** Each dwelling shall include at least one (1) off-street parking space in accordance with Section 7 herein. Garages are not required and carports are permitted.
- (e) **Additional Restrictions.** The following additional restrictions shall apply to all manufactured homes or industrialized housing placed in this district:
 - (1) No manufactured home or industrialized housing may be placed on any lot or parcel of land until approved by the city manager or his/her designee as to size, condition, appearance, and placement;
 - (2) A small utility closet not larger than seven feet (7) by nine feet (9) in floor area and conforming in general appearance to the manufactured home may be added to the manufactured home;

- (3) All manufactured or modular homes shall be securely tied down, blocked and skirted within ninety (90) days from the date the unit was moved onto the lot; and
- (4) Skirting between manufactured or modular homes and ground or slab must be enclosed with matching metal, masonry or other appropriate materials.

4.20 R-1S Single-Family Residential Districts (Small Lot)

- (a) Purpose. These districts are intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses on the smallest individual lots permitted outside of a Planned Development District (PDD). The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in any of these residential districts:
 - (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
 - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with the applicable development standards specified in Table A, Table of Development Standards; and
 - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. In addition, the minimum lot size in these districts shall be 7,200 square feet with a minimum depth of 110 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 65 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.
- (d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.21 R-1M-Single-Family Residential Districts (Medium Lot)

- (a) Purpose. These districts are intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses on lots that are larger in area than the R-1S zoning district, but smaller in area than the R-1L zoning district. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in any of these residential districts:

- (4) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (5) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with the applicable development standards specified in Table A, Table of Development Standards; and
- (6) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. In addition, the minimum lot size in these districts shall be 14,000 square feet with a minimum depth of 120 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 70 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.22 R-1L Single-Family Residential District (Large Lot)

(a) Purpose. This district is intended to include lands being used, or intended to be used, for low density single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, generous spacing of residences to maximize privacy, and preservation of environmentally sensitive land.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with ~~and~~ the applicable development standards specified in Table A, Table of Development Standards; and

- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. In addition, the minimum lot size in these districts shall be one-acre (43,560 square feet) with a minimum depth of 200 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 130 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.
- (d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.25 R-1R Single-Family Residential District (Rural)

- (a) Purpose. This district is intended to include lands being used, or intended to be used, for the lowest density single-family and residential and associated uses within the jurisdiction. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, generous spacing of residences to maximize privacy, and preservation of both rural character and environmentally sensitive land.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
 - (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
 - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with the applicable development standards specified in Table A, Table of Development Standards; and
 - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (e) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in the Table A, Table of Development Standard. In addition, the minimum lot size in these districts shall be five-acres (217,800 square feet) with a minimum depth of 200 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 150 feet. All single-family residences shall have a garage with a

minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(c) Parking Area. Each dwelling shall include off-street parking space in accordance with Section 7, herein.

4.27 R-1T Single-Family Residential (Tall)

(a) Purpose. This district is intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses with residences that are taller than permitted in similar zoning districts. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with ~~and~~ the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. In addition, the minimum lot size in these districts shall be 7,200 square feet with a minimum depth of 110 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 65 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.40 C-1A and C-1C Professional Office, Neighborhood Retail District

(a) Purpose. These districts are intended to include lands within the corporate limits of the City which are used, or intended to be used, for professional offices, or groups of offices, and for limited, low intensity or specialized retail convenience shopping and personal service shops providing day-to-day needs of the residents of that neighborhood or its visitors.

- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development in these districts shall have off-street parking in accordance with Section 7, herein.

4.45 C-2 General Commercial / Retail Zoning District

- (a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of retail and service facilities that are larger than those that are appropriate for seamless integration into a residential neighborhood. This district also provides space for financial, administrative, and business services compatible with the district's function as a focal point of community activity in a location accessible on a collector or arterial.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

4.46 C-3 Regional Commercial / Retail Zoning District

- (a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of large retail stores, shopping centers and related undertakings which generate large amounts of traffic, might involve multi-shift employment, and might require large parcels of land. This district also provides space for financial, administrative, and business services generally considered incompatible with adjacent single-family residential uses and instead requires a location on a major thoroughfare. While outdoor display of merchandise is permitted in this district, it is otherwise distinguished from the light industrial zoning district where outdoor storage of material or equipment is permitted.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) Development Standards. The Maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development shall have off-street parking in accordance with Section 7, herein.

4.50 C-A Airport District

- (a) Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for the commercial development of an airport, to include aircraft operating and refueling facilities, hangars and ramp space related to aviation. This

district also provides space for financial, administrative, and business services compatible with the district's unique function.

- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. However, no lot shall include a hangar without platted access to a taxiway or an easement providing access to a taxiway.
- (c) Development Standards. The maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards and subsection (e) below.
- (d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.
- (e) Single-family residences within a C-A structure are allowed based on the following conditions:
 - (1) Application. Any person proposing to establish a single-family residence within a C-A structure shall apply for a building permit in conformance with the City's Building Ordinance. The application will include:
 - (A) The site plan shall be a survey or drawing on one or more pages which shall be drawn to scale with distances marked. The site plan shall provide the following information:
 - (i) The lot, tract or parcel covered by the site plan;
 - (ii) The location of each existing building and use in the area covered by the site plan;
 - (iii) The location and dimensions of the proposed residential unit, location and dimensions of all curb cuts, public and private streets, parking and loading area on and abutting the lot;
 - (iv) The location and dimensions of the proposed residential unit; and
 - (v) The location and dimensions of all proposed additional curb cuts, driveways and parking areas on and abutting the lot;
 - (B) Information that there are adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;
 - (C) Information that the single-family residential unit will be located within a hangar or other commercial or business structure and occupied by the owner of the property; and
 - (D) The application shall contain such additional documentation as necessary to show that the structures and buildings as existing or proposed to be improved prior to occupancy will comply with the requirements of this chapter.
 - (2) Parking. Two (2) off-street parking spaces shall be required in addition to the number of parking spaces required for the existing or proposed commercial and business use within the C-A zoning district.
 - (3) Minimum Living Area. The minimum living area required for any residential unit located within the C-A zoning district shall be 750 square feet.

- (4) Building Code Requirements. Residential units within the C-A zoning district shall comply with the building standards and regulations applicable to mixed-use occupancy. A certificate of occupancy for any such residential unit shall be issued only upon the residential unit being found to comply with the city building code requirements for mixed-use occupancy, including, but not limited to, requirements for firewalls, separation, ingress and egress, construction materials, etc.
- (5) Permits and Certificates. A building permit or certificate of occupancy will not be issued for any residential unit or occupancy within the C-A zoning district unless the residential unit for which a permit or certificate is requested is in a mixed-use structure designed for use both as a single-family dwelling, and a hangar, or other commercial or business use. Such building permits and certificates of occupancy shall otherwise be issued upon compliance with the Building Code of the City.

4.55 C-M Commercial Marina District

- (a) Purpose. This district is intended to include lands within, the corporate limits of the City to be used, or intended to be used, for functions related to the commercial docking, mooring, storage, and servicing facilities for waterborne craft.
- (b) Permitted Uses. The permitted uses are specified in Table B Table of Allowed Uses for Zoning. If personnel-oriented recreational service, such as bar service, food service, grocery service, or recreation areas are desired, a PDD or special use permit shall be required. Additionally, all marinas shall comply with the provisions of the latest version of the Lower Colorado River Authority rules governing marinas.-
- (c) Development Standards. The Maximum Building Height, and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development shall have an off-street parking in accordance with Section 7, herein.

4.70 P-Park District

- (a) Purpose. This district is intended to include lands within the corporate limits of the City which are used, or intended to be used, for development of parks, greenbelts, and campgrounds.
- (b) Permitted Uses:
 - (1) The permitted uses are specified in this Section.
 - (2) Boat launching facilities may be constructed for any P-1 park area abutting Lake Travis. Other facilities, structures, and/or buildings may be permitted depending on the Park classification. There are four (4) classifications of parks. Their type and permitted uses are as follows:
 - (A) P-1A-Undeveloped Park (Active). No structures shall be permitted except for barbecue pits, small picnic shelters, bathhouses, game courts and/or restroom facilities.

- (B) P-1B-Developed Park Districts (Active). Usages permitted in P-1A, plus playing fields, swimming pools and similar recreational structures, marina, large picnic shelters, administrative offices for the park proper [property] and property owners association, equipment rental and snack shops, and community center.
- (C) P-1C-Park-Campground Districts (Active). Usages permitted in P-1B, plus campsites, recreational vehicle sites and utility hookups, cabana and lean-to shelters, and group shelters, cooking and eating facilities ancillary to family or group camping.
- (D) P-2-Park and Greenbelt District (Passive). No structures shall be permitted except for benches, water fountains, and children's playground equipment.

(c) Development Standards. The Maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.

(d) Minimum Parking Area. Off-street parking shall be provided in accordance with Section 7 herein.

TABLE A TABLE OF DEVELOPMENT STANDARDS

TABLE A TABLE OF DEVELOPMENT STANDARDS								
RESIDENTIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Bldg. Height (ft.)
R-MH	60	n/a	10	15	5	10	10	15
R-1S								
R-1S (15A)	50	1,200	25	25	5	15	15	15
R-1S (15B)	50	1,500	25	25	5	15	15	15
R-1S (15C)	50	1,700	25	25	5	15	15	15 ²
R-1S (18A)	50	1,200	25	25	5	15	15	18
R-1S (18B)	50	1,500	25	25	5	15	15	18
R-1S (18C)	50	1,800	25	25	5	15	15	18
R-1M	50	1,200	25	25	5	15	15	18
R-1L	20	2,100	35	35	10	30	20	35
R-1R	5	2,100	35	35	10	30	20	35
R-1T	50	1,800	25	25	5	15	15	28
RR-A	60	1,800	25	25	5	15	15	28
R-2								
Two-Family	50	900	25	25	5	10	15	15
Single-Family	50	1,200	25	25	5	10	15	15
R-4 ¹								
Multifamily (3 or more attached units)	50	Accord. to Building Code.	25	25	5	10	15	35 and not to exceed three stories.
Townhouse	50	1,200	25	25	5	10	15	25

Two-Family	50	900	25	25	5	15	15	25
Single-family	50	1,200	25	25	5	10	15	25

¹In R-4, multifamily, two-family and/or single-family detached buildings may be constructed on the same lot. In that case, the separation between buildings on the R-4 lot shall be governed by the building code. The standards above for buildings in R-4 relate to the lot the structures would be constructed upon.

²Building height is 18' in the subdivision platted as The Cove at Lago Vista, only.

TABLE A TABLE OF DEVELOPMENT STANDARDS

COMMERCIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Bldg. Height (ft.)
C-1A*	60*	n/a	20*	10*	5	10	15	28
C-1C	60	n/a	25	25	10	20	25	28
C-2	60		Buildings meet C-1C standards					28
C-3	60		Buildings meet C-1C standards					54
C-A Airport ⁴			Buildings meet C-1C standards					
Lots 1–21	100	750 if provided	25 ⁴	0	0			
Lots 22–43	100	750 if provided	7.5 ⁴	0	0			
Lots 44–47	100	750 if provided	25 ⁴	0	0			
Lots 48–56 ³	100	750 if provided	0 ⁴	20 ⁴	0			
C-M Marina	60		Buildings meet C-1C standards					25 ⁵
CR								
Condominiums	60	700	20	5	5	10	5	28
Townhouses	60	980	20	5	5	10	5	28
Hotel or Motel and all other uses-			Buildings meet C-1C standards					

³For Lots 48-56 and ten parcels that have not yet been platted that are located between Lot 52 of Lago Vista Bar-K Airport Subdivision and Lot 16 of Lago Vista Airpark Subdivision, the front setback is from the property line facing the runway and the rear setback is from the opposite side of the lot. There is no setback for a hangar adjacent to a taxiway.

⁴For Lots 1-21, the front setback is from Rolling Hills Cove. For Lots 44-47, the front setback is from Rawhide and Bar K Ranch Road. For Lots 22-43, the 7.5 ft. front setback is from Rawhide Trail.

⁵Boat slips, piers, and boathouses shall be limited to a height of 20 feet above the water surface.

*For Lots 6C through 69C of the subdivision platted as Lago Vista Travis Plaza, the following deviations from the development standards contained in Table A shall instead apply. The maximum impervious cover percentage applies only to the property within the required side and corner yard setbacks, unless the original lot configurations have been modified by any amended plat, including a lot consolidation. All stormwater detention components that would otherwise interfere with the required common parking and driveway area must be installed as a below grade vault or container.

For Lots 6C through 37C only, the minimum front yard setback adjacent to Dawn Drive is 10 feet. The minimum rear yard setback is 66 feet, the depth of the required common parking and driveway area. Above grade stormwater detention components, such as tanks or rain barrels, shall be permitted in the required side yard setbacks if sufficient clearances are preserved to accommodate anticipated property maintenance.

For Lots 38C through 69C only, the front yard is hereby established as being adjacent to the property line common to Lots 6C through 37C and is otherwise exempt from the provisions of Section 2.10 above related to the requirement for public right-of-way adjacency and property addressing. The minimum front yard setback is 66 feet, the depth of the required common parking and driveway area. There is no required rear yard setback although overhangs, steps and other similar architectural features normally permitted beyond the building line are not allowed to encroach into the adjacent dedicated alley.

TABLE B
TABLE OF ALLOWED USES FOR ZONING

New and unlisted uses. The city manager or their designee may permit a use in a district that is not listed on Table B if the use is reasonably similar, comparable, and compatible with other uses permitted in the district or may seek an amendment to Table B to add the unlisted use in the same manner as amendment to this chapter.

STRUCTURE/USE	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Accessory Building or Use	V	V	V	V	V	V	V	V	V	V	V	V		V	V
Aircraft hangar, servicing, repair									V						
Amphitheater						V	V	V						V	V
Amusement arcade							V	V							V
Amusement Park							V	V							V
Antique shop						V	V	V							V
Apartments				V										V	
Apartment Hotel with Commercial						V	V	V						V	
Arborets															
Arcades					SUP	SUP	SUP						SUP	SUP	
Asphalt and concrete production															V
Assisted Living				V											
Auditorium							V	V							V
Auto sales and service							V	V							V
Auto wash, tune-up, repair						V	V	V							V
Bakery						V	V	V							V
Bank, Savings and Loan						V	V	V							V
Barber, Beauty Shop						V	V	V							V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Bars, Nightclubs and Taverns		V	V	V			V	V						V	V
Bed and Breakfast Establishment						V	V							V	
Beverage Bottling or distribution							V	V							V
Bike/motorbike sales & service							V	V							V
Billiard/Pool Rooms							V	V						V	V
Boat storage (outside)							V			V				V	V
Boat Sales or Service				V			V			V					V
Boat slips/day slips										V				V	
Boat Ramp, Commercial						V	V			V			SUP	V	
Book/stationary shop						V	V	V							V
Bowling alley establishment							V	V							V
Building material sales				V			V	V							V
Bus depot							V	V							V
Cabinet shop/commercial							V		V						V
Cafeterias						V	V	V							V
Camera store						V	V	V							V
Canvas goods fabrication							V		V						V
Carpentry shop						V	V		V						V
Carpet, rug cleaners		V	V	V		V	V								V
Carting, hauling, storage warehouse							V	V							V
Catering establishments						V	V								V
Cemetery							V								

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Chapel						V	V					V		V	
Child care institution						V	V							V	
Churches, Temples	V	V	V	V		V	V	V				V		V	
Clinics (medical)						V	V	V				V			V
Clothing store-men's and/or women's						V	V	V							V
Club, not nightclub						V	V	V					V	V	V
Coal, sand, soil, and gravel yards						SUP									V
College or university							V	V				V			
Community Home	V	V	V	V	V										
Community Center						V	V	V				V	V	V	
Condominiums														V	
Contractor, Builder or Subcontractor						SUP	V		V						V
Convalescent home/Nursing home				V		V									
Cottage				V										V	
Country club ⁹						V	V				V			V	
Craft, hobby shop						V	V	V							V
Dance halls							V								V
Dept. store, sporting goods, novelty, toys						V	V	V							V
Dog and cat grooming						V	V								V
Drug store, tobacco, candy shops						V	V	V							V
Dry cleaning						V	V	V					V	V	
Dwelling-manufactured home / industrialized housing ⁸	V														

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Dwelling-multifamily				V											
Dwelling-single family	V	V	V	V											
Dwelling-single family with hangar					V										
Dwelling-two-family			V	V											
Electric appliance shop/repair						V	V	V	V						
Employment agency						V	V	V							
Exhibition and rodeo grounds															
Expressing, baggage, delivery service							V		V						
Fabric shop						V	V	V							
Family home facility	V	V	V	V	V										
Farmers markets						V	V	V							
Fire Station	V	V	V	V	V	V	V	V	V	V	V	V	V	V	
Florist						V	V								
Food store-convenience						V	V	V							
Food store-supermarket						V	V	V							
Fractional housing (time shares)														V	
Fuel storage						V	V		V	V					
Furniture, appliance store						V	V	V							
Golf course (including disc golf)		V	V	V		V	V			V	V	V	V	V	
Golf course-driving range											V		V	V	
Golf course-miniature						V	V				V		V	V	
Greenhouse-wholesale							V	V						V	

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Greenhouse-retail						V	V	V							V
Hardware, paints, wallpaper						V	V	V							V
Health club/spa						V	V	V						V	V
Heliports							SUP		V			SUP			SUP
Helistops						SUP	SUP	SUP	V			SUP			SUP
Hobby shop						V	V	V							V
Home based business or occupation	V ³														
Hospital							V	V							V
Hospice				V		V									
Hotel							V	V						V	V
Ice cream store						V	V	V							V
Interior Decorator						V	V	V							V
Jewelry, optical goods						V	V	V							V
Junk and salvage yards, all open-air storage of junk, waste and salvage material															SUP
Kennels						SUP	SUP	SUP							SUP
Laboratory							V								V
Laundromat						V	V	V						V	V
Laundry-commercial							V								V
Library	V	V	V	V		V	V	V				V			V
Livestock or Poultry shelter or care, Stable		SUP	SUP	SUP	SUP	SUP	SUP					SUP	SUP		SUP
Machine shop, metal products, welding							V								V
Manufactured housing sales							V								V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

- 1 For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.
- 2 All uses must be in accordance with the City Council approved CR Master Plan.
- 3 Permitted only in accordance with Section 16, Home Occupations.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Manufacturing and Assembly						V									V
Marina								V	V			V	V		
Massage establishments ⁶						V	V								
Meat markets						V	V								V
Mini warehouse (inside storage only)															V
Mini warehouse (with outside storage)															V
Mixed-use						SUP	SUP	SUP							
Mortuary							V								V
Motel							V	V						V	V
Museums						V	V	V	V			V			V
Office, medical and general						V	V	V				V		V	V
Open storage							V								V
Park-Active												V	V	V	
Park-passive	V	V	V	V		V	V					V	V	V	
Park-and-ride facilities															V
Parking lot, commercial						V	V		V	V		V	V		V
Pet boarding with outside run						SUP	SUP					V			V
Pet store-no outside run							V	V							V
Photo studio						V	V	V							V
Playground	V	V	V	V								V	V	V	
Plumbing, HVAC, roofing supply							V		V						V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

⁶ Some require SUPs. See Section 18.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Police station	V	V	V	V		V	V	V	V			V	V		V
Printing shop							V	V							V
Public and municipal treatment plants, pump stations, lift stations, public works and related facilities, and municipal buildings and facilities	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Quarry, Mining, Rock Crushing															V
Radio, TV, VCR sales / service						V	V	V							V
Radio, TV studio						V	V	V							V
Realty office						V	V	V						V	V
Realty office-temporary ⁷		V	V	V		V	V	V						V	V
Recreation facility, commercial						V	V	V		V	SUP	V		V	V
Recreational Vehicle Park	SUP			SUP						V			V	V	V
Restaurant						V	V	V	V					V	V
Retail store-general						V	V	V							V
School-public/private	V	V	V	V		V	V	V				V			
School-business/commercial						V	V	V	V			V			
Service station						V	V	V							V
Sexually-oriented business ⁵							SUP								
Short Term Occupancy		V ⁴	V ⁴	V										V	
Sign Shop						V	V	V							V
Specialty and novelty establishments						V	V	V							V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁴ Permitted only in accordance with Section 23, Short-Term Occupancy.

⁵ Permitted only in accordance with Section 8.20, Sexually Oriented Businesses.

⁷ For additional standards, see C-A district.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Storage & sale of autos, trailers, farm implements & equip., & similar equipment on open lot							V								V
Studio-artist						V	V	V	V						
Studio-dance						V	V	V							
Studio-health						V	V	V							
Studio-music						V	V	V							
Substation-public utility	V	V	V	V		V	V		V			V	V		V
Swimming pool-private	V	V	V	V		V	V					V			V
Swimming pool-public							V					V	V		
Tailor & dressmaking shop						V	V	V							V
Telephone exchange	V	V	V	V		V	V		V		V	V	V		
Theater-indoor						V	V								V
Tinsmith & sheet metal						V		V							V
Townhouse				V										V	
Trailer, truck, bus sales						V									V
Upholstery shop						V	V	V	V						V
Veterinary hospital, no outside run						V	V								V
Vocational and Private School						V	V	V						V	V
Warehouse						V		V							V
Watercraft rental									V					V	
Water tank-surface, subsurface, public	V	V	V	V		V	V		V	V	V	V	V		V
Wildlife sanctuaries													V		V
Wireless Comm. Systems, Radio, television and microwave antennae and towers ⁶						V	V	V	V		V	V			V
Wholesale distribution						V	V	V							V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁶ Some require SUPs. See Section 18.

SUP Permitted by special use permit only.

CHAPTER 14

ZONING

2.10 Definitions

The words used in this chapter and not defined in this section shall have their ordinarily accepted meaning. For the purposes of this chapter the following words and phrases shall have the meaning respectively ascribed to them herein:

MIXED-USE: An introduction of complementary commercial and residential uses within the same structure or lot, otherwise requiring location within distinct zoning districts when not part of a Planned Development District (PDD) or the C-A (Commercial, Airport) district.

3.10 Classification of Districts

The City of Lago Vista is hereby divided into the following zoning districts:

ABBREVIATED DESIGNATION	ZONING DISTRICT
R-0	Single family, Zero Lot Line
R-MH	Manufactured Home and Industrialized Housing (Single-Family)
R-1AS through G	Single-Family Residential (Small Lot)
R-1M	Single-Family Residential (Medium Lot)
R-1L	Single-Family Residential, (Large Lot)
R-1M	Manufactured Home and Industrialized Housing
R-1R	Single-Family Residential (Rural)
R-1T	Single-Family, (Tall)
R-2	Two-Family Residential
R-4	Multifamily Residential (Apartments, Townhouses, and Single Family)
RR-A	Restricted Single Family With Aircraft

C-1A and C-1C	Professional, Business Office, Low Density Neighborhood Retail
C-2	Commercial; Large Scale General Commercial / Retail
C-3	Commercial, Marina Regional Commercial / Retail
C-4A	Commercial, Airport
C-6M	Commercial, Large Commercial/Retail Marina
CR	Commercial Resort
U-1	Utility, Governmental, Educational, and Institutional
P, P-1A, P-1B, P-1C, P-2	Park District
G-1	Golf Courses & Supporting Facilities
LI	Light Industrial
PDD	Planned Development District
TR-1	Temporary Restricted zoning designation to be used upon property annexation

4.15 R-0MH Zero Lot Line Manufactured Home and Industrialized Housing District

- (a) Purpose. This district is intended to ~~provide for districts of~~ include land within the corporate limits of the City to accommodate single-family detached dwelling units with a smaller living area than other single-family zoning districts, ~~where said units may be constructed on a designated lot line according to the plat and to protect the integrity of such districts by prohibiting the mixture of residential and incompatible nonresidential uses~~ manufactured homes, and industrialized housing.
- (b) Permitted uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. ~~Single family detached dwelling units not built on a property line are permitted in this district.~~
- (c) Development Standards. The maximum Building Height and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. ~~All single family residences shall have a garage with a minimum of four hundred (400) square feet in area. All single family structures must have twenty five percent (25%) masonry on the exterior of the structure. Accessory uses shall be permitted as long as they meet all other codes and ordinances. Each unit may have one exterior side of the structure located with the roof eave or wall abutting the side property line. This sidewall will have no openings. No dwelling shall be closer than ten (10) feet to a neighboring dwelling or commercial structure, regardless of zoning category of the neighboring dwelling or commercial structure, and in no case shall the side building setback not where there is a zero setback be less than five feet. Only one lot line may be used as the zero lot line or where there will be a dwelling built on the side lot line with no building setback.~~
- (d) Maintenance Easement Parking Area. All property adjoining the “zero” lot line where a zero lot line dwelling would be constructed shall have a minimum five foot wide landscape, drainage, and

~~maintenance easement in favor of the zero lot line dwelling property prior to issuance of a building permit for the zero lot line dwelling. Each dwelling shall include at least one (1) off-street parking space in accordance with Section 7 herein. Garages are not required and carports are permitted.~~

(e) **Roof Overhangs Additional Restrictions.** ~~No roof or part of a roof or structure may extend beyond or overhang the lot line.~~ The following additional restrictions shall apply to all manufactured homes or industrialized housing placed in this district:

- (1) No manufactured home or industrialized housing may be placed on any lot or parcel of land until approved by the city manager or his/her designee as to size, condition, appearance, and placement;
- (2) A small utility closet not larger than seven feet (7) by nine feet (9) in floor area and conforming in general appearance to the manufactured home may be added to the manufactured home;
- (3) All manufactured or modular homes shall be securely tied down, blocked and skirted within ninety (90) days from the date the unit was moved onto the lot; and
- (4) Skirting between manufactured or modular homes and ground or slab must be enclosed with matching metal, masonry or other appropriate materials.

(f) **Minimum Parking Area.** ~~Off street parking shall be provided in accordance with Section 7, herein.~~

4.20 R-1AS Through R-1G-Single-Family Residential Districts (Small Lot)

(a) **Purpose.** These districts are intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses ~~on the smallest individual lots permitted outside of a Planned Development District (PDD).~~ The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.

(b) **Permitted Uses.** The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in any of these residential districts:

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, ~~including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with and~~ the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) **Development Standards.** The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. ~~In~~

addition, the minimum lot size in these districts shall be 7,200 square feet with a minimum depth of 110 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 65 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

~~R-1C. All residences in the R-1C district shall require not less than the minimum number of square feet of floor area and garage.~~

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.21 R-1M-Single-Family Residential Districts (Medium Lot)

(a) Purpose. These districts are intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses on lots that are larger in area than the R-1S zoning district, but smaller in area than the R-1L zoning district. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in any of these residential districts:

- (4) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (5) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with the applicable development standards specified in Table A, Table of Development Standards; and
- (6) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. In addition, the minimum lot size in these districts shall be 14,000 square feet with a minimum depth of 120 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 70 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.22 R-1L Single-Family Residential District (Large Lot)

(a) Purpose. This district is intended to include lands being used, or intended to be used, for low density single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary

facilities and service, ~~preservation of rural character~~ generous spacing of residences to maximize privacy, and ~~preservation of~~ environmentally sensitive land.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, ~~including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with and~~ the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. ~~In addition, the minimum lot size in these districts shall be one-acre (43,560 square feet) with a minimum depth of 200 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 130 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.~~

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

(e) ~~Minimum lot size, width and depth. Minimum lot size shall be one acre. Minimum lot width measured at the front building setback line as shown on a plat or 25 feet, whichever is greater, shall be 130 feet. Minimum lot depth shall be 200 feet.~~

4.25 R-1MR, Manufactured Home And Industrialized Housing District Single-Family Residential District (Rural)

(a) Purpose. This district is intended to include lands, ~~within the corporate limits of the City which are~~ being used, or intended to be used, for ~~the lowest density single-family, manufactured home and industrialized housing units~~ residential and associated uses within the jurisdiction. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, generous spacing of residences to maximize privacy, and preservation of both rural character and environmentally sensitive land.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. ~~In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:~~

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(e) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in the Table A, Table of Development Standard. In addition, the minimum lot size in these districts shall be five-acres (217,800 square feet) with a minimum depth of 200 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 150 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(c) Parking Area. Each dwelling shall include ~~at least one (1)~~ off-street parking space in accordance with Section 7, herein. ~~Garages are not required and carports are permitted.~~

(e) ~~Additional Restrictions. The following additional restrictions shall apply to all manufactured homes or industrialized housing placed in this district:~~

- (1) ~~No manufactured home or industrialized housing may be placed on any lot or parcel of land until approved by the city manager or his/her designee as to size, condition, appearance, and placement.~~
- (2) ~~A small utility closet not larger than seven feet (7) by nine feet (9) in floor area and conforming in general appearance to the manufactured home may be added to the manufactured home.~~
- (3) ~~All manufactured or modular homes shall be securely tied down, blocked and skirted within ninety (90) days from the date the unit was moved onto the lot.~~
- (4) ~~Skirting between manufactured or modular homes and ground or slab must be enclosed with matching metal, masonry or other appropriate materials.~~

4.27 R-1T Single-Family Residential (Tall)

(a) Purpose. This district is intended to include lands being used, or intended to be used, for ~~tall home~~ single-family residential purposes and associated uses with residences that are taller than permitted in ~~similar zoning districts~~. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and services, ~~preservation of rural character and environmentally sensitive land~~.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, **including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with and** the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. **In addition, the minimum lot size in these districts shall be 7,200 square feet with a minimum depth of 110 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 65 feet.** All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.40 C-1A and C-1C Professional, Business Office, Low-Density Neighborhood Retail District

(a) Purpose. These districts are intended to include lands within the corporate limits of the City which are used, or intended to be used, for professional offices, or groups of offices, and for limited, **low intensity or specialized** retail convenience shopping and personal service shops providing day-to-day needs of the residents **of that neighborhood or its visitors**.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.

(c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.

(d) Minimum Parking Area. Buildings and development in these districts shall have off-street parking in accordance with Section 7, herein.

4.45 C-2 General Commercial / Retail Zoning District

(a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of **hotel/motel facilities, relatively large scale administrative facilities, research facilities, specialized processing and assembling plants, manufacturing, and related undertakings which generate large degrees of traffic, might involve multi-shift employment, and might require large**

~~parcels of land, retail and service facilities that are larger than those that are appropriate for seamless integration into a residential neighborhood.~~ This district also provides space for financial, administrative, and business services compatible with the district's function as ~~one~~ a focal point of community activity ~~in a location accessible on a collector or arterial.~~

- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

4.46 C-63 Large Regional Commercial / Retail Zoning District

- (a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of ~~super large retail~~ stores, shopping centers and related undertakings which generate large ~~degrees~~ amounts of traffic, might involve multi-shift employment, and might require large parcels of land. This district also provides space for financial, administrative, and business services ~~compatible with the district's function as one focal point of community activity~~ generally considered incompatible with adjacent single-family residential uses and instead requires a location on a major thoroughfare. While outdoor display of merchandise is permitted in this district, it is otherwise distinguished from the light industrial zoning district where outdoor storage of material or equipment is permitted.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) Development Standards. The Maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development shall have off-street parking in accordance with Section 7, herein.

4.50 C-3A Commercial Marina Airport District

- (a) Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for ~~functions related to~~ the commercial ~~docking, mooring, storage and servicing facilities for waterborne~~ craft development of an airport, to include aircraft operating and refueling facilities, hangars and ramp space related to aviation. This district also provides space for financial, administrative, and business services compatible with the district's unique function.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. ~~If personnel-oriented recreational service, such as bar service, food service, grocery service, or recreation areas are desired, a PDD or special use permit shall be required. Additionally, all marinas shall comply with the provisions of the latest version of the Lower Colorado River Authority rules governing marinas.~~ However, no lot shall include a hangar without platted access to a taxiway or an easement providing access to a taxiway.

(c) Development Standards. The maximum Building Height, ~~and~~ Minimum Yard Requirements, ~~and the Minimum Area of Dwelling~~ shall be as specified in Table A, Table of Development Standards ~~and~~ subsection (e) below. ~~See Section 3.124 of Chapter 3 for exterior appearance requirements.~~

(d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

(e) Single-family residences within a C-4A structure are allowed based on the following conditions:

(1) Application. Any person proposing to establish a single-family residence within a C-4A structure shall apply for a building permit in conformance with the City's Building Ordinance. The application will include:

(A) The site plan shall be a survey or drawing on one or more pages which shall be drawn to scale with distances marked. The site plan shall provide the following information:

(i) The lot, tract or parcel covered by the site plan;

(ii) The location of each existing building and use in the area covered by the site plan;

(iii) The location and dimensions of the proposed residential unit, location and dimensions of all curb cuts, public and private streets, parking and loading area on and abutting the lot;

(iv) The location and dimensions of the proposed residential unit; and

(v) The location and dimensions of all proposed additional curb cuts, driveways and parking areas on and abutting the lot;

(B) Information that there are adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;

(C) Information that the single-family residential unit will be located within a hangar or other commercial or business structure and occupied by the owner of the property; and

(D) The application shall contain such additional documentation as necessary to show that the structures and buildings as existing or proposed to be improved prior to occupancy will comply with the requirements of this chapter.

(2) Parking. Two (2) off-street parking spaces shall be required in addition to the number of parking spaces required for the existing or proposed commercial and business use within the C-4A zoning district.

(3) Minimum Living Area. The minimum living area required for any residential unit located within the C-4A zoning district shall be 750 square feet.

(4) Building Code Requirements. Residential units within the C-4A zoning district shall comply with the building standards and regulations applicable to mixed-use occupancy. A certificate of occupancy for any such residential unit shall be issued only upon the residential unit being found to comply with the city building code requirements for mixed-use occupancy, including, but not limited to, requirements for firewalls, separation, ingress and egress, construction materials, etc.

(5) Permits and Certificates. A building permit or certificate of occupancy will not be issued for any residential unit or occupancy within the C-4A zoning district unless the residential unit for which a permit or certificate is requested is in a mixed-use structure designed for use both as a single-family dwelling, and a hangar, or other commercial or business use. Such building permits and certificates of occupancy shall otherwise be issued upon compliance with the Building Code of the City.

4.55 C-4M Airport Commercial Marina District

(a) Purpose. This district is intended to include lands within, the corporate limits of the City to be used, or intended to be used, for ~~the commercial development of an airport, to include aircraft operating and refueling facilities, hangars and ramp space related to aviation~~ functions related to the commercial docking, mooring, storage, and servicing facilities for waterborne craft. ~~This district also provides space for financial, administrative, and business services compatible with the district's function as one focal point of community activity.~~

(b) Permitted Uses. The permitted uses are specified in Table B Table of Allowed Uses for Zoning. ~~However, no lot shall include a hangar without platted access to a taxiway or taxiway easement.~~ If personnel-oriented recreational service, such as bar service, food service, grocery service, or recreation areas are desired, a PDD or special use permit shall be required. Additionally, all marinas shall comply with the provisions of the latest version of the Lower Colorado River Authority rules governing marinas.

(c) Development Standards. The Maximum Building Height, and Minimum Yard Requirements, ~~and the Minimum Area of Dwelling~~ shall be as specified in Table A, Table of Development Standards ~~and~~ subsection (e) below. See Section 3.124 of Chapter 3 for exterior appearance requirements.

(d) Minimum Parking Area. Buildings and development shall have an off-street parking in accordance with Section 7, herein.

(e) ~~Single family residences within a C 4 structure are allowed based on the following conditions:~~

(1) ~~Application.~~ Any person proposing to establish a single family residence within a C 4 structure shall apply for a building permit in conformance with the City's Building Ordinance. The application will include:

(A) ~~The site plan shall be a survey or drawing on one or more pages which shall be drawn to scale with distances marked. The site plan shall provide the following information:~~

(i) ~~The lot, tract or parcel covered by the site plan;~~

(ii) ~~The location of each existing building and use in the area covered by the site plan;~~

(iii) ~~The location and dimensions of the proposed residential unit, location and dimensions of all curb cuts, public and private streets, parking and loading area on and abutting the lot;~~

(iv) ~~The location and dimensions of the proposed residential unit; and~~

(v) ~~The location and dimensions of all proposed additional curb cuts, driveways and parking areas on and abutting the lot;~~

(B) ~~Information that there are adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;~~

(C) ~~Information that the single family residential unit will be located within a hangar or other commercial or business structure and occupied by the owner of the property;~~

(D) ~~The application shall contain such additional documentation as necessary to show that the structures and buildings as existing or proposed to be improved prior to occupancy will comply with the requirements of this chapter.~~

(2) ~~Parking. Two (2) off street parking spaces shall be required in addition to the number of parking spaces required for the existing or proposed commercial and business use within the C 4 zoning district.~~

(3) ~~Minimum Living Area. The minimum living area required for any residential unit located within the C 4 zoning district shall be 750 square feet.~~

(4) ~~Building Code Requirements. Residential units within the C 4 zoning district shall comply with the building standards and regulations applicable to mixed use occupancy. A certificate of occupancy for any such residential unit shall be issued only upon the residential unit being found to comply with the city building code requirements for mixed use occupancy, including, but not limited to, requirements for firewalls, separation, ingress and egress, construction materials, etc.~~

(5) ~~Permits and Certificates. A building permit or certificate of occupancy will not be issued for any residential unit or occupancy within the C 4 zoning district unless the residential unit for which a permit or certificate is requested is in a mixed use structure designed for use both as a single family dwelling, and a hangar, or other commercial or business use. Such building permits and certificates of occupancy shall otherwise be issued upon compliance with the Building Code of the City.~~

4.70 P-Park District

(a) **Purpose.** This district is intended to include lands within the corporate limits of the City which are used, or intended to be used, for development of parks, greenbelts, and campgrounds.

(b) **Permitted Uses:**

(1) The permitted uses are specified in this Section.

(2) Boat launching facilities may be constructed for any P-1 park area abutting Lake Travis. Other facilities, structures, and/or buildings may be permitted depending on the Park classification. There are four (4) classifications of parks. Their type and permitted uses are as follows:

(A) **P-1A-Undeveloped Park (Active).** No structures shall be permitted except for barbecue pits, small picnic shelters, bathhouses, game courts and/or restroom facilities.

(B) **P-1B-Developed Park Districts (Active).** Usages permitted in P-1A, plus playing fields, swimming pools and similar recreational structures, marina, large picnic shelters, administrative offices for the park proper [property] and property owners association, equipment rental and snack shops, ~~and community center and on site residence for a park manager meeting R-1A (single family residence) or R-1M (single family mobile home) standards.~~

(C) P-1C-Park-Campground Districts (Active). Usages permitted in P-1B, plus campsites, recreational vehicle sites and utility hookups, cabana and lean-to shelters, and group shelters, cooking and eating facilities ancillary to family or group camping.

(D) P-2-Park and Greenbelt District (Passive). No structures shall be permitted except for benches, water fountains, and children's playground equipment.

(c) Development Standards. The Maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.

(d) Minimum Parking Area. Off-street parking shall be provided in accordance with Section 7 herein.

TABLE A TABLE OF DEVELOPMENT STANDARDS

RESIDENTIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Bldg. Height (ft.)
Single family								
R-0	50	1,200	25	25	0	40	45	45
R-MH	60	n/a	10	15	5	10	10	15
R-1S								
R-1AS (15A)	50	1,200	25	25	5	15	15	15
R-1BS (15B)	50	1,500	25	25	5	15	15	15
R-1CS (15C)	50	1,700	25	25	5	15	15	15 ²
R-1DS (18A)	50	1,200	25	25	5	15	15	18
R-1ES (18B)	50	1,500	25	25	5	15	15	18
R-1F	50	1,500	25	25	5	45	45	48
R-1GS (18C)	50	1,800	25	25	5	15	15	18
R-1M	50	1,200	25	25	5	15	15	18

R-1LL	20	1,500 2,100	25 35 or as shown on a recorded plat whichever is greater.	25 35	5 10	45 30	45 20	4835
R-1M	60		40	45	5	40	40	45
R-1R	5	2,100	35	35	10	30	20	35
R-1T	50	1,800	25	25	5	15	15	35 28, not to exceed two stories.
RR-A	60	1,800	25	25	5	15	15	28
R-2								
R-2 Two-Family	50	900	25	25	5	10	15	15
R-2 Single-Family	50	1,200	25	25	5	10	15	15
R-4 ¹								
R-4 Multifamily ⁺ Apartment and (3 or more attached units)-	50	Accord. to Building Code.	25	25	5	10	15	35 and not to exceed three stories.
Townhouse	50	1,200	25	25	5	10	15	25
Two-Family	50	900	25	25	5	15	15	25
Single-family	50	1,200	25	25	5	10	15	25
Townhomes in CR	60	980	20	5	5	40	5	28
Condominiums in CR	60	700	20	5	5	40	5	28

¹In R-4, multifamily, two-family and/or single-family detached buildings may be constructed on the same lot. In that case, the separation between buildings on the R-4 lot shall be governed by the building code. The standards above for buildings in R-4 relate to the lot the structures would be constructed upon.

²Building height is 18' in the subdivision platted as The Cove at Lago Vista, only.

TABLE A TABLE OF DEVELOPMENT STANDARDS								
COMMERCIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Bldg. Height (ft.)
Commercial								
C-1A Low Density ^{**}	60 ^{*‡}	n/a	20 ^{*‡}	10 ^{*‡}	5	10	15	28
C-1C Low Density	60	n/a	25	25	10	20	25	28
C-2 Intense	60	Buildings meet C-1C standards						28
C-3 Marina	60	Buildings meet 1C -1C standards						2554
		Boat slips 20' above water surface						
C-4A Airport ^{‡4}	Buildings meet C-1C standards							
Lots 1–21	100	750 if provided	25 ^{*‡4}	0	0			
Lots 22–43	100	750 if provided	7.5 ^{*‡4}	0	0			
Lots 44–47	100	750 if provided	25 ^{*‡4}	0	0			
Lots 48–56 ³	100	750 if provided	0 ^{*‡4}	20 ^{*‡4}	0			
C-6M Large Commercial/Retail Super Store Marina	60	Buildings meet C-1C standards						5425⁵
CR								
CR Resorts			25	25	10	20	25	28
Condominiums	60	700	20	5	5	10	5	28

Townhouses	60	980	20	5	5	10	5	28
Hotel or Motel and all other uses-	same as Buildings meet C-1C standards							

³For Lots 48-56 and ten parcels that have not yet been platted that are located between Lot 52 of Lago Vista Bar-K Airport Subdivision and Lot 16 of Lago Vista Airpark Subdivision, the front setback is from the property line facing the runway and the rear setback is from the opposite side of the lot. There is no setback for a hangar adjacent to a taxiway.

⁴For Lots 1-21, the front setback is from Rolling Hills Cove. For Lots 44-47, the front setback is from Rawhide and Bar K Ranch Road. For Lots 22-43, the 7.5 ft. front setback is from Rawhide Trail.

⁵**Boat slips, piers, and boathouses shall be limited to a height of 20 feet above the water surface.**

*For Lots 6C through 69C of the subdivision platted as Lago Vista Travis Plaza, the following deviations from the development standards contained in Table A shall instead apply. The maximum impervious cover percentage applies only to the property within the required side and corner yard setbacks, unless the original lot configurations have been modified by any amended plat, including a lot consolidation. All stormwater detention components that would otherwise interfere with the required common parking and driveway area must be installed as a below grade vault or container.

For Lots 6C through 37C only, the minimum front yard setback adjacent to Dawn Drive is 10 feet. The minimum rear yard setback is 66 feet, the depth of the required common parking and driveway area. Above grade stormwater detention components, such as tanks or rain barrels, shall be permitted in the required side yard setbacks if sufficient clearances are preserved to accommodate anticipated property maintenance.

For Lots 38C through 69C only, the front yard is hereby established as being adjacent to the property line common to Lots 6C through 37C and is otherwise exempt from the provisions of Section 2.10 above related to the requirement for public right-of-way adjacency and property addressing. The minimum front yard setback is 66 feet, the depth of the required common parking and driveway area. There is no required rear yard setback although overhangs, steps and other similar architectural features normally permitted beyond the building line are not allowed to encroach into the adjacent dedicated alley.

TABLE B**TABLE OF ALLOWED USES FOR ZONING**

New and unlisted uses. The city manager or ~~his~~ their designee may permit a use in a district that is not listed on Table B if the use is reasonably similar, comparable, and compatible with other uses permitted in the district or ~~he~~ may seek an amendment to Table B to add the unlisted use in the same manner as amendment to this chapter.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-1MH	RR-A	C-1	C-2	C-3M	C-4A	G-1	U-1	P ¹	CR ²	C-63	LI
Accessory Building or Use	V	V	V	V	V	V	V	V	V	V	V	V		V	V	V
Aircraft hangar, servicing, repair										V						
Amphitheater							V	V						V	V	V
Amusement arcade								V							V	V
Amusement Park								V							V	V
Antique shop							V	V							V	V
Apartments				V										V		
Apartment Hotel with Commercial							V	V						V	V	
Arboretums																
Arcades							SUP	SUP						SUP	SUP	SUP
Asphalt and concrete production																V
Assisted Living				V												
Auditorium								V							V	V
Auto sales and service								V							V	V
Auto wash, tune-up, repair							V	V							V	V
Bakery							V	V							V	V
Bank, Savings and Loan							V	V							V	V
Barber, Beauty Shop							V	V							V	V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-4MH	RR-A	C-1	C-2	C-3M	C-4A	G-1	U-1	P1	CR2	C-63	LI
Bars, Nightclubs and Taverns							V						V	V	V	
Bed and Breakfast Establishment		SUP	SUP	V			V	V					V			
Beverage Bottling or distribution							V							V	V	
Bike/motorbike sales & service							V							V	V	
Billiard/Pool Rooms							V						V	V	V	
Boat storage (outside)							V	V					V		V	
Boat Sales or Service							V	V								V
Boat slips/day slips								V					V			
Boat Ramp, Commercial							V	V	V				SUP	V		
Book/stationary shop							V	V						V	V	
Bowling alley establishment							V							V	V	
Building material sales							V							V	V	
Bus depot							V							V	V	
Cabinet shop/commercial							V		V						V	
Cafeterias							V	V						V	V	
Camera store							V	V						V	V	
Canvas goods fabrication							V		V						V	
Carpentry shop							V	V		V					V	
Carpet, rug cleaners							V	V							V	
Carting, hauling, storage warehouse							V							V	V	
Catering establishments							V	V							V	
Cemetery							V					V				

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-4MH	RR-A	C-1	C-2	C-3M	C-4A	G-1	U-1	P1	CR2	C-63	LI
Chapel							V	V			V		V			
Child care institution							V	V					V			
Churches, Temples	V	V	V	V	V		V	V			V		V	V		
Clinics (medical)							V	V			V			V	V	
Clothing store-men's and/or women's							V	V						V	V	
Club, not nightclub							V	V				V	V	V	V	
Coal, sand, soil, and gravel yards						SUP										V
College or university								V			V			V		
Community Home	V	V	V	V	V											
Community Center							V	V			V	V	V	V		
Condominiums														V		
Contractor, Builder or Subcontractor						SUP	V		V							V
Convalescent home/Nursing home			V			V										
Cottage			V											V		
Country club ⁹						V	V			V			V			
Craft, hobby shop						V	V							V	V	
Dance halls							V									V
Dept. store, sporting goods, novelty, toys						V	V							V	V	
Dog and cat grooming						V	V									V
Drug store, tobacco, candy shops						V	V							V	V	
Dry cleaning						V	V						V	V	V	
Dwelling-manufactured home / industrialized housing ⁸				V												

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁸ Also see permitted uses in other zoning districts where single-family or two-family residences are allowed.

⁹ Clubhouse and country club facilities including associated alcoholic beverage service, parking lots, restaurants, swimming pools, tennis courts, and pickleball courts.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-4MH	RR-A	C-1	C-2	C-3M	C-4A	G-1	U-1	P1	CR2	C-63	LI
Dwelling-multifamily				V												
Dwelling-single family	✗	V	V	V	V											
Dwelling-single family with hangar						V										
Dwelling-two-family			V	V												
Electric appliance shop/repair							V	V		V				V	V	
Employment agency							V	V						V	V	
Exhibition and rodeo grounds																V
Expressing, baggage, delivery service								V		V						V
Fabric shop							V	V						V	V	
Family home facility	✗	V	V	V	V	V										
Farmers markets							V	V						V	V	
Fire Station	✗	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Florist							V	V								V
Food store-convenience							V	V						V	V	
Food store-supermarket							V	V						V	V	
Fractional housing (time shares)														V		
Fuel storage							V	V	V	V						V
Furniture, appliance store							V	V						V	V	
Golf course (including disc golf)	✗	V	V	V			V	V	V		V	V	V	V		
Golf course-driving range											V		V	V		
Golf course-miniature							V	V			V		V	V		
Greenhouse-wholesale								V						V	V	V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-4MH	RR-A	C-1	C-2	C-3M	C-4A	G-1	U-1	P1	CR2	C-63	LI
Greenhouse-retail							V	V							V	V
Hardware, paints, wallpaper							V	V							V	V
Health club/spa							V	V						V	V	V
Heliports								SUP		V		SUP				SUP
Helistops							SUP	SUP		V		SUP			SUP	SUP
Hobby shop							V	V							V	V
Home based business or occupation	V ³															
Hospital								V							V	V
Hospice				V			V									
Hotel								V						V	V	V
Ice cream store							V	V							V	V
Interior Decorator							V	V							V	V
Jewelry, optical goods							V	V							V	V
Junk and salvage yards, all open-air storage of junk, waste and salvage material																SUP
Kennels							SUP	SUP						SUP	SUP	
Laboratory								V								V
Laundromat							V	V						V	V	V
Laundry-commercial								V								V
Library	V	V	V	V	V		V	V				V			V	V
Livestock or Poultry shelter or care, Stable		SUP	SUP	SUP		SUP	SUP	SUP			SUP	SUP				SUP
Machine shop, metal products, welding								V								V
Manufactured housing sales								V								V

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¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

³ Permitted only in accordance with Section 16, Home Occupations.

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STRUCTURE/USE	R-0	R-1	R-2	R-4	R-4MH	RR-A	C-1	C-2	C-3M	C-4A	G-1	U-1	P1	CR2	C-63	LI
Manufacturing and Assembly								V								V
Marina									V	V			V	V		
Massage establishments ⁶							V	V								
Meat markets							V	V							V	V
Mini warehouse (inside storage only)																V
Mini warehouse (with outside storage)																V
Mixed-use							SUP	SUP							SUP	
Mortuary								V								V
Motel								V						V	V	V
Museums							V	V		V		V			V	V
Office, medical and general							V	V			V		V	V	V	V
Open storage								V								V
Park-Active											V	V	V			
Park-passive	✗	V	V	V	V		V	V			V	V	V			
Park-and-ride facilities																V
Parking lot, commercial							V	V	V	V		V	V			V
Pet boarding with outside run							SUP	SUP				V				V
Pet store-no outside run							V	V								V
Photo studio							V	V							V	V
Playground	✗	V	V	V	V						V	V	V			
Plumbing, HVAC, roofing supply								V		V						V
Police station	✗	V	V	V	V		V	V		V		V	V		V	V
Printing shop								V							V	V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

⁶ Some require SUPs. See Section 18.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-4MH	RR-A	C-1	C-2	C-3M	C-4A	G-1	U-1	P1	CR2	C-63	LI
Public and municipal treatment plants, pump stations, lift stations, public works and related facilities, and municipal buildings and facilities	✗	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Quarry, Mining, Rock Crushing																V
Radio, TV, VCR sales / service							V	V							V	V
Radio, TV studio							V	V							V	V
Realty office							V	V							V	V
Realty office-temporary ⁷	✗	V	V	V			V	V							V	V
Recreation facility, commercial							V	V	V		SUP	V		V	V	V
Recreational Vehicle Park				SUP	SUP				V				V	V		V
Restaurant							V	V		V				V	V	V
Retail store-general							V	V							V	V
School-public/private	✗	V	V	V	V		V	V				V			V	
School-business/commercial							V	V		V		V			V	
Service station							V	V							V	V
Sexually-oriented business ⁵								SUP								
Short Term Occupancy	✗ ⁴	V ⁴	V ⁴	V										V		
Sign Shop							V	V						V	V	
Specialty and novelty establishments							V	V						V	V	
Storage & sale of autos, trailers, farm implements & equip., & similar equipment on open lot								V								V
Studio-artist							V	V		V				V		

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁴ Permitted only in accordance with Section 23, Short-Term Occupancy.

⁵ Permitted only in accordance with Section 8.20, Sexually Oriented Businesses.

⁷ For additional standards, see C-4A district.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-4MH	RR-A	C-1	C-2	C-3M	C-4A	G-1	U-1	P1	CR2	C-63	LI
Studio-dance							V	V							V	
Studio-health							V	V							V	
Studio-music							V	V							V	
Substation-public utility	V	V	V	V	V		V	V		V		V	V			V
Swimming pool-private	V	V	V	V	V		V	V					V			V
Swimming pool-public								V				V	V			
Tailor & dressmaking shop							V	V							V	V
Telephone exchange	V	V	V	V	V		V	V		V	V	V	V			
Theater-indoor								V							V	V
Tinsmith & sheet metal								V		V						V
Townhouse				V										V		
Trailer, truck, bus sales								V								V
Upholstery shop							V	V		V					V	V
Veterinary hospital, no outside run							V	V								V
Vocational and Private School							V	V						V	V	V
Warehouse								V		V						V
Watercraft rental									V						V	
Water tank-surface, subsurface, public	V	V	V	V	V		V	V	V	V	V	V	V			V
Wildlife sanctuaries													V			V
Wireless Comm. Systems, Radio, television and microwave antennae and towers ⁶							V	V		V	V	V			V	V
Wholesale distribution								V		V					V	V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁶ Some require SUPs. See Section 18.

SUP Permitted by special use permit only.