



CITY COUNCIL WORK SESSION AGENDA

JANUARY 12, 2022 ~ 6 P.M.
UNIVERSITY CENTER – HEB ROOM
2818 US 290 E.
FREDERICKSBURG, TEXAS 78624

Charlie Kiehne, Mayor
Tom Musselman, Councilmember
Bobby Watson, Councilmember

Jerry M. Luckenbach, Councilmember
Kathy O'Neill, Councilmember
Kent Myers, City Manager

The City of Fredericksburg City Council will meet in a work session on Wednesday, January 12, 2022 at 6 p.m. This meeting will be held in person and live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

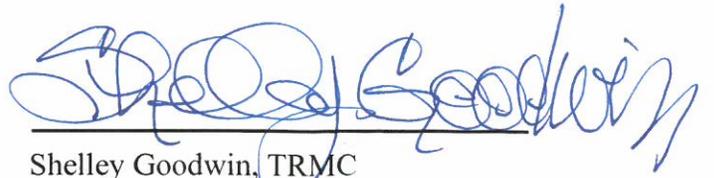
3. Proposed Changes to the City Zoning Ordinance affecting the operation of Short-Term Rentals (STRs) and amending site development regulations in multiple zoning districts.

- i. Receive a report by Jason Lutz, Development Services Director, on the additional information regarding STR's.
- ii. Public comments (Sign up in-person between 5:30 p.m. and 6 p.m. at the University Center in order to comment. You will be limited to 3 minutes to speak.)
- iii. Consider and discuss key questions related to the proposed changes to zoning ordinance.
- iv. Consider a report and discussion on next steps in the process.

3. ADJOURN

Attendance By Other Elected or Appointed Officials: It is anticipated that members of the other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action are specifically provided for on an agenda for that board, commission, or committee subject to the Texas Open Meetings Act.

This is to certify that I, Shelley Goodwin, posted this Agenda at 10:30 a.m. on January 6, 2022, at the entrance and on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: January 12, 2022

TO: Mayor and City Council Members

FROM: Jason Lutz

SUBJECT: Staff report on proposed changes to the City's Zoning Code regarding short-term rentals (STRs).

Summary:

Staff is presenting the 3rd draft of the City's zoning code regarding short-term rentals (STRs). Below is an outline of the major changes presented in this draft. Staff has also provided a matrix showing the changes for each draft version. Draft 3 has page numbers for quick reference to changes in this draft. Those changes are also highlighted in green.

Analysis/Proposed Changes:

1. STR Accessory Structures
 - a. Proposed limits on the size of structures.
 - b. Limited to ½ of main structure, not to exceed 1,000 square feet.
2. R1 Zoning District (Caps/CUPs)
 - a. Staff is not proposing hard caps in R1 or R2 properties as it removes the City's flexibility to provide relief for landowners in certain cases.
 - Example: If an owner is the only single-family home (non-STR) on a block, and the city does not allow STR Unoccupied, then they may have difficulty selling their home due to no investors purchasing since an STR would not be allowed and may limit families desire to purchase a home in this area.
 - Once all properties that are allowed to operate an STR Unoccupied are developed, then no additional properties would be eligible, thus acting as a "Soft Cap".
 - Again, the CUP would only be allowed in a minimum set of circumstances, while allowing flexibility for certain situations.

- b. Allows STR Accessory & STR B&B by right.
 - c. Allows STR Unoccupied by right when adjacent to commercial zoning districts.
 - d. Would only allow STR Unoccupied to apply for a CUP under the following conditions.
 - If 2 or more property lines are adjacent to a lawfully permitted STR (STR Accessory and STR B&B are not included in this calculation).
 - If 50% or more of the properties on a street, between intersecting streets, are lawfully permitted STRs (STR Accessory and STR B&B are not included in this calculation).
 - If 75% or more of the landowners, within 200 ft, provide documentation of their approval. This would allow certain neighborhoods the ability to allow STRs if they chose to do so.
 - e. This proposed draft will help ensure that existing housing stock is reserved for long-term housing, while providing locations for STRs, and provide flexibility under certain circumstances.
- 3. R2 Zoning District (Caps/CUPs)**
- a. Staff is not proposing hard caps in R1 or R2 properties as it removes the City's flexibility to provide relief for landowners in certain cases.
 - Example: If an owner is the only single-family home (non-STR) on a block, and the City does not allowed STR Unoccupied, then they may have difficulty selling their home due to no investors purchasing since an STR would not be allowed and may limit families desire to purchase a home in this area.
 - Once all properties that are allowed to operate an STR Unoccupied are developed, then no additional properties would be eligible, thus acting as a "Soft Cap".
 - Again, the CUP would only be allowed in a minimum set of circumstances, while allowing flexibility for certain situations.
 - b. Allows STR Accessory & STR B&B by right.
 - c. Allows STR Unoccupied by right when adjacent to commercial zoning districts.
 - d. Allows STR Facility by right when adjacent to commercial zoning districts.
 - STR Facilities would be limited to a maximum of 1 structure per 5,000 square feet of lot area. This would help limit over-development of residential lots.
 - e. Would only allow STR Unoccupied to apply for a CUP under the following conditions.
 - If 2 or more property lines are adjacent to a lawfully permitted STR (STR Accessory and STR B&B are not included in this calculation).
 - If 50% or more of the properties on a street, between intersecting streets, are lawfully permitted STRs (STR Accessory and STR B&B are not included in this calculation).
 - If 75% or more of the landowners, within 200 ft, provide documentation of their approval. This would allow certain neighborhoods the ability to allow STRs if they chose to do so.

- f. This proposed draft will help ensure that existing housing stock is reserved for long-term housing, while providing locations for STRs, and provide flexibility under certain circumstances.
4. Occupancy
 - a. Up to 4 bedrooms would be allowed 2 occupants per room + 2 guests.
 - b. 5 or more bedrooms would be allowed 2 occupants per room and no guests.
5. Non-conforming Uses (Grandfathering)
 - a. Short-term rental uses shall not terminate under the following conditions:
 - The use is suspended for repairs, modifications, additions, remodels, or other similar situations; or
 - The owner of the home utilizes the property as their personal residence, for a period not exceeding more than one (1) year
6. Pools/Hot Tubs/Fire Pits
 - a. Setbacks were modified as follows.
 - 10' setback for pools (measured to the water's edge)
 - 15' setback for hot tubs & fire pits
 - Pool equipment may encroach into the side yard setback, up to 3 feet
7. Off-Street Parking Requirements
 - a. STR (Accessory, B&B, and Unoccupied)
 - 1 space per bedroom
 - b. All other STR types
 - Parking spaces shall be provided at a ratio of 60% of the permitted occupancy.
 - c. On-street parking may be allowed and applied to the required parking at 1 space per every 22' of lot frontage, not including driveway openings and other prohibited parking areas (intersections, red curbing, fire hydrants).

Nex Steps:

If Council is satisfied with the current draft and does not have any major additional changes or modifications, staff is proposing the following "Tentative Timeline".

Tentative Timeline:

- **January 16th – P&Z Workshop to review proposed changes (no action)**
- **February 16th – P&Z Special Meeting to consider a recommendation to Council (Public Hearing)**
- **March 7th – Council Public Hearing, Consideration, & 1st Ordinance Reading**
- **March 21st – Council 2nd Ordinance Reading**

Recommendation:

Provide staff with feedback regarding the proposed ordinance and give staff direction regarding the "Tentative Timeline".

Attachments:

Draft Changes (Version 3), Proposed Changes Matrix, STR Fact Sheet



Department Approval

City Manager Approval

ZONING CODE SECTION	PROPOSED AMENDMENTS - DRAFT 1 (Sept. 2021)	PROPOSED AMENDMENTS - DRAFT 2 (Oct. 2021)	PROPOSED AMENDMENTS - DRAFT 3 (Dec. 2021)	Pg. #
Sec. 2.100. DEFINITIONS (Starting Pg. 1)	Added definition for Accessory Structures/Uses			
	Added definition for Apartment			
	Deleted definition for Bed & Breakfast			
	Added definition for Co-ownership/fractional ownership, residential			
	Added definition for Corporate Housing			
	Added definition for Guest			
	Modified definition for Impervious Cover			
	Added definition for Local Contact Person			
	Added definition for Local Operator			
	Added definition for Owner			
	Added definitions to define the 5 types of STRs within the City		Added (max of 8 units) for STR Facilities STR (Accessory) limited to 1/2 main structure not to exceed 1,000 sq ft.	17
	Added definition for STR Bedroom			
	Added definition for STR Dwelling Unit			
	Added definition for Timeshare			
Sec. 3.100. R1 SINGLE-FAMILY RESIDENTIAL (Starting Pg. 21)	Allows STR (B&B) or STR (Accessory Dwelling) by right		Added Short-term Rental (STR Unoccupied) by right, if located adjacent to a Non-Residential Zoning District, or a PUD that allows commercial uses.	22
	Allows STR (unoccupied), with a Conditional Use Permit, if in the Historic District, within 200 ft of another STR, or within 500 ft of a commercial zone		Allows a CUP application if 2 or more property lines are adjacent to a lawfully permitted STR. Allows a CUP application if 50% or more of the properties on a street, between intersecting streets, are lawfully permitted STRs. Allows a CUP application if 75% or more of the landowners, within 200 ft, provide documentation of their approval.	23
	Deleted old B&B references and regulations			
	Added language to allow Guest Houses or STR (Accessory Dwelling) for lots over 10,000 sq ft			
	Added Impervious Cover cap			
Sec. 3.110. R 2 MIXED RESIDENTIAL (Starting Pg. 24)	Allows STR (Unoccupied), STR (Accessory Dwelling), STR (B&B) STR (Facility) by right		Allows STR (Unoccupied), if the property is adjacent to a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses Allows STR (Facility) by right, if the property is adjacent to a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses. Allows a CUP application if 2 or more property lines are adjacent to a lawfully permitted STR, Allows a CUP application if 50% or more of the properties on a street, between intersecting streets, are lawfully permitted STRs, Allows a CUP application if 75% or more of the landowners, within 200 ft, provide documentation of their approval.	25,26
	Limits number of STR Facility structures to 1 per every 5,000 sq ft of lot area, in the Historic District		Limits number of STR Facility structure to 1 per every 5,000 sq ft of lot area (Applies to all residential districts, not just Historic District)	24
	Allows STR (Condominium) with a CUP			
	Deleted old B&B references and regulations			
	Increases interior side yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts		Additional setbacks only required for multi-family structures adjacent to R1, R1A, or R5 zoning districts	27, 28
	Increases interior side yard setback to 15 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts		Additional setbacks only required for multi-family structures adjacent to R1, R1A, or R5 zoning districts	27, 28
	Increases rear yard setback to 15 ft, when adjacent to R1, R1A, or R5 zoning districts		Additional setbacks only required for multi-family structures adjacent to R1, R1A, or R5 zoning districts	27, 28
	Increases rear yard setback to 25 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts		Additional setbacks only required for multi-family structures adjacent to R1, R1A, or R5 zoning districts	27, 28
	Added density requirements for 3 or more bedrooms			
Sec. 3.120. R3 MULTI-FAMILY RESIDENTIAL (Starting Pg. 28)	Allows STR (Unoccupied), STR (Accessory Dwelling), STR (B&B) STR (Facility) by right			
	Allows STR (Condominium) with a CUP			
	Deleted old B&B references and regulations			
	Increases interior side yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts		Additional setbacks only required for multi-family structures adjacent to R1, R1A, or R5 zoning districts	32
	Increases interior side yard setback to 15 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts		Additional setbacks only required for multi-family structures adjacent to R1, R1A, or R5 zoning districts	32

ZONING CODE SECTION	PROPOSED AMENDMENTS - DRAFT 1 (Sept. 2021)	PROPOSED AMENDMENTS - DRAFT 2 (Oct. 2021)	PROPOSED AMENDMENTS - DRAFT 3 (Dec. 2021)	Pg. #
	Increases rear yard setback to 15 ft, when adjacent to R1, R1A, or R5 zoning districts		Additional setbacks only required for multi-family structures adjacent to R1, R1A, or R5 zoning districts	32
	Increases rear yard setback to 25 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts		Additional setbacks only required for multi-family structures adjacent to R1, R1A, or R5 zoning districts	32
	Added density requirements for 3 or more bedrooms			
Sec. 3.200. C1 NEIGHBORHOOD COMMERCIAL (Starting Pg. 32)	Added reference for Multiple Family Residential Development Standards			
	Allows STR (Unoccupied), STR (Accessory Dwelling), STR (B&B) STR (Facility), and Corporate Housing by right		STR (Facility) Property Development Standards in accordance with the R2 Development Regulations (Sec. 3.110)	35
	Allows STR (Condominium) with a CUP			
	Deleted old B&B references and regulations			
	Increases interior side yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases interior side yard setback to 15 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 15 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 25 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
	Modified (Reduced) Residential Density from R3 to R2 standards			
Sec. 3.205. C 1.5 MEDIUM COMMERCIAL (Starting Pg. 37)	Allows STR (Unoccupied), STR (Accessory Dwelling), STR (B&B) STR (Facility), and Corporate Housing by right		STR (Facility) Property Development Standards in accordance with the R2 Development Regulations (Sec. 3.110)	40
	Allows STR (Condominium) with a CUP			
	Increases interior side yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases interior side yard setback to 15 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 15 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 25 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
	Modified (Reduced) Residential Density from R3 to R2 standards			
Sec. 3.210. C 2 COMMERCIAL (Starting Pg. 42)	Allows STR (Unoccupied), STR (Accessory Dwelling), STR (B&B) STR (Facility), and Corporate Housing by right		STR (Facility) Property Development Standards in accordance with the R2 Development Regulations (Sec. 3.110)	47
	Allows STR (Condominium) with a CUP			
	Deleted old B&B references and regulations			
	Increases interior side yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases interior side yard setback to 15 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 15 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 25 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
Sec. 3.220. CBD CENTRAL BUSINESS DISTRICT (Starting Pg. 49)	Allows STR (Unoccupied), STR (Accessory Dwelling), STR (B&B) STR (Facility), and Corporate Housing by right		STR (Facility) Property Development Standards in accordance with the R3 Development Regulations (Sec. 3.120)	52
	Allows STR (Condominium) with a CUP			
	Deleted old B&B references and regulations			
	Increases interior side yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts			
Sec. 3.500. HISTORIC OVERLAY (Starting Pg. 55)	Modified language from land use designations to development standards			
	Deleted land use chart			
	Added language referencing the Historic Design Guidelines			
Sec. 3.510. (HSD) HISTORIC SHOPPING DISTRICT OVERLAY (Starting Pg. 58)	Deleted old B&B references and regulations			
	Deleted reference for 1st Floor B&Bs regarding CUPs			
	Added reference to 1st Floor STRs regarding CUPs			
	Allows STR (Unoccupied), STR (Accessory Dwelling), STR (B&B) STR (Facility), and Corporate Housing by right		STR (Facility) Property Development Standards in accordance with the R3 Development Regulations (Sec. 3.120)	64
	Allows STR (Condominium) with a CUP			

ZONING CODE SECTION	PROPOSED AMENDMENTS - DRAFT 1 (Sept. 2021)	PROPOSED AMENDMENTS - DRAFT 2 (Oct. 2021)	PROPOSED AMENDMENTS - DRAFT 3 (Dec. 2021)	Pg. #
Sec. 3.800. MU1 MIXED USE INFILL (Starting Pg. 60)	Increases interior side yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases interior side yard setback to 15 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 15 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 25 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
Sec. 3.810. MU2 MIXED USE CORRIDOR (Starting Pg. 67)	Allows STR (Unoccupied), STR (Accessory Dwelling), STR (B&B) STR (Facility), and Corporate Housing by right		STR (Facility) Property Development Standards in accordance with the R3 Development Regulations (Sec. 3.120)	69
	Allows STR (Condominium) with a CUP			
	Increases interior side yard setback to 10 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases interior side yard setback to 15 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 15 ft, when adjacent to R1, R1A, or R5 zoning districts			
	Increases rear yard setback to 25 ft, for 2 or more stories, when adjacent to R1, R1A, or R5 zoning districts			
Sec. 4.400. GENERAL DESCRIPTION OF RESIDENTIAL USE TYPES (Starting Pg. 74)	Added STR (Unoccupied), STR (Accessory Dwelling), STR (B&B), and STR (Condominium) to Single-family Residential Use Types			
	Added STR (Facility), to Multi-family Residential Use Types			
Sec. 5.400. CONDITIONAL USE PERMIT (Starting Pg. 81)		Added "Review and Evaluation Criteria" regarding CUP requests for STRs		
Sec. 5.401. Additional requirements for bed and breakfast uses (Starting Pg. 83)	Replaced references to B&B with references to STRs.			
	Added regulations from the existing STR ordinance into this section so all requirements are within the zoning code (i.e.. Signs, food service, external lighting, and permitting)			
	Added requirements to meet ADA (Federal & State Requirements)			
	Exempted Single-family homes operating as STRs from the Fire Sprinkler requirements when in an R1 zoning district			
	Added occupancy limits based on bedroom and size of bedroom			
	Added requirement that Accessory STR cannot be larger than main structure			
	Added language requiring utilities to be planned as multi-family configurations for STR complexes			
	Added trash requirement for (1) 96 gallon trashcan per 4 occupants			
	Added requirement for "Quiet Hour" signs to be posted on the premises			
	Increased permit fee from \$150 per unit to \$ 500 per unit			
	Added requirement that STR be enrolled in the Business Emergency Contact Program for PD and Code Enforcement. Requires a sticker and permit # posted on or near front door			
	Modified inspections from every year to every other year (based on address), addition, or complaints			
	Requires owners submit new information within 10 business days when properties change hands			
	Set fine limits for violations and revocation of permit after certain number of violations			
	Added language which prohibits STRs from obtaining permits if they are discovered for operating without a permit			
Set Occupancy to 2 per bedroom + 2 guests (Max 10 occupants)			Modified Occupancy to 2 per bedroom + 2 guests (Max 10 occupants) for 4 bedroom houses. 5 or more bedrooms shall have an occupy of 2 per bedroom and no guests.	85
			Allows enlargement of a non-conforming use, with a CUP.	90

ZONING CODE SECTION	PROPOSED AMENDMENTS - DRAFT 1 (Sept. 2021)	PROPOSED AMENDMENTS - DRAFT 2 (Oct. 2021)	PROPOSED AMENDMENTS - DRAFT 3 (Dec. 2021)	Pg. #
Sec. 6.110. - Continuance of a Nonconforming Use (Starting Pg. 90)			Short-term rental uses shall not terminate under the following conditions: 1. The use is suspended for repairs, modifications, additions, remodels, or other similar situations; or 2. The owner of the home utilizes the property as their personal residence, for a period not exceeding more than one (1) year; or	90
Sec. 7.320. Special Front Yard Regulations (Starting Pg. 93)	Added regulations limiting impervious cover to 35% in the front yard setback			
Sec. 7.330. Special Side Yard Regulations (Starting Pg. 94)	Added setbacks for accessory structures, pools, spas, hot tubs, and fire pits (15 & 25 ft depending on lot size) for side yards		Accessory structures shall adhere to setbacks of the base zoning (3' adjacent to an alley or 10' if no alley). 10' setback for pools (measured to the water's edge) 15' setback for hot tubs & fire pits Pool equipment may encroach into the side yard setback, up to 3 feet	94 94 94 94
Sec. 7.340. Special Rear Yard Regulations (Starting Pg. 95)	Added setbacks for accessory structures, pools, spas, hot tubs, and fire pits (15 ft) for rear yards		Accessory structures shall adhere to setbacks of the base zoning (3' adjacent to an alley or 10' if no alley). 10' setback for pools (measured to the water's edge) 15' setback for hot tubs & fire pits Pool equipment may encroach into the side yard setback, up to 3 feet	95 95 95 95
Sec. 7.710. Measurement (Starting Pg. 96)	Added language regarding impervious cover for granite gravel parking areas & ADA paths			
Sec. 7.820. Basic Regulations Vehicle Parking Loading Unloading (Starting Pg. 97)	Deleted a section that required no off-street parking for an historic structure			
Sec. 7.825. Special Provisions Applicable To Central Fredericksburg (Starting Pg. 98)	Changed reference from B&B to STR			
Sec. 7.860. Design Standards (Parking) (Starting Pg. 99)	Added parking requirements for the different types of STRs. These are based on type and number of bedrooms provided		STR (B&B and Accessory Uses)require 1 space per bedroom All other STRs, parking spaces shall be provided at a ratio of 60% of the permitted occupancy. On-street parking may be allowed and applied to the required parking at 1 space per every 22' of lot frontage, not including driveway opening. required additional off-street parking when insufficient R.O.W. exists to allow on-street parking	103, 104 103, 104
Sec. 7.940. Screening Requirements and Standards (Starting Pg. 111)	Added requirement for privacy fence, constructed by STR when in or adjacent to R1 zones or in historic district.			
Sec. 8.220. Accessory Uses Residential Use Types (Pg. 112)	Deleted B&B section regarding home occupation (not needed) and referenced guest houses and accessory structure with regards to size limits of guest house		STR (Accessory) limited to 1/2 main structure not to exceed 1,000 sq ft.	112

DRAFT STR ORDINANCE CHANGES – VERSION #3

Sec. 2.100. - DEFINITIONS.

For the purpose of this ordinance, certain numbers, abbreviations, terms and words used herein shall be used, interpreted, and defined as set forth in this Section. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; and the word "regulations" means "these regulations."

- A. "Person" includes a corporation, a partnership, and an incorporated association of persons such as a club. "Shall" and "will" are always mandatory. The term "building" includes a "structure"; a "building" or "structure" includes any part thereof; and "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."
- B. Words not herein defined but defined in any chapter of the City of Fredericksburg Codes shall conform to the definitions used in said code.

ABUTTING

Having lot lines or district boundaries in common.

ACCESS

A way or means of approach to provide physical entrance and exit to a property.

ACCESSORY STRUCTURE/USES

An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. Accessory structures may have a detached garage, storage shed, guest house, and other similar structures.

ADDITION

Any construction which increases the size of a building or structure in terms of site coverage, height, length, width or gross floor area.

ADMINISTRATIVE AND BUSINESS OFFICES

Offices or private firms or organizations which are primarily used for the provisions of executive, management or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction and business offices of public utilities, organization and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

ADMINISTRATIVE SERVICES

Offices, administrative, clerical or public contract services that deal directly with the citizen, together with incidental storage and maintenance of necessary vehicles. Typical uses include federal, state, county and city offices.

AGENT OF OWNER

Any person showing written verification that he or she is acting for, and with the knowledge and consent of, a property owner.

AGRICULTURAL SALES AND SERVICES

Establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods or in the provisions or agriculturally related services with incidental storage

on lots other than where the service is rendered. Typical uses include hay, feed and grain stores and tree service firms.

ALTERATION

Any construction of physical change in the internal arrangements of rooms or the supporting members of a building or structure, or change in relative position of buildings or structures on a site, or substantial change in appearance of any building or structure.

APARTMENT

A building or group of buildings which contain multiple dwelling units for rent to multiple families or individuals. These facilities are prohibited from receiving STR permits.

ARTS AND CRAFTS

Goods which are custom produced in small quantities, often one of a kind. The use may include the sale or production of same or may be a place where a small number of persons are engaged in arts and crafts activities in a class or studio; provided that the area encompassing arts and crafts use shall not exceed 2,500 square feet. Examples include galleries, arts and crafts studios, custom tailoring and dressmaking shops, retail art supplies and hobby materials, florist shops, photographic studios, picture framing shops and arts and crafts schools.

ATTACHED

Having one or more walls in common with a principal building, or joined to a principal building by a covered porch, loggia or passageway, the roof of which is a part or extension of the principal building.

AUTOMOTIVE RENTALS

Rental of automobiles, non-commercial trucks, trailers and recreational vehicles, including incidental parking and servicing of vehicles available for rent or lease. Typical uses include auto rental agencies, trailer rental agencies and taxicab parking and dispatching.

AUTOMOTIVE REPAIR SERVICES

Repair of automobiles non-commercial trucks, motorcycles, motor homes, recreational vehicles or boats, including the sale, installation and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities (but specifically excluding dismantling or salvaging of vehicles).

AUTOMOTIVE SALES

Sale or rental of automobiles, non-commercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, boat, trailer and recreational vehicle dealerships.

AUTOMOTIVE WASHING

Washing and cleaning of automobiles and related light equipment. Typical uses include auto laundries or car washes.

AVIATION FACILITIES

Landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security.

BASE DISTRICT

A district established by this ordinance to prescribe basic regulations governing land use and site development.

BASIC INDUSTRY

A use engaged in the basic processing and manufacturing of materials of products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable or explosive materials, or storage or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions. Poultry processing shall be included.

~~BED-AND-BREAKFAST~~

~~Tourist or guest lodging services within the rooms of the property owner's principal residence or separate lodging units (for example, in any buildings, cabins, guest homes and the like) not more than eight rental units, where breakfast may be the only meal served and sleeping accommodations are provided or offered for transient guests for compensation.~~

BEGINNING OF CONSTRUCTION

The incorporation of labor and material within the foundation of a building or structure.

BUILDING

A structure having a roof supported by columns or walls for the shelter, support or enclosure of persons and/or property. The word "building" includes the word "structure".

BUILDING PAD

A portion of a sloping site graded relatively flat, or to a minimum slope, for the purpose of accommodating a building and related outdoor space.

BUFFER ZONE

A strip of land, identified on a site plan or by the Zoning Ordinance, established to protect one type of land use from another land use which is incompatible. Buffer zones may be zoned or shown on a site plan. Normally, a buffer zone is landscaped and kept in open space uses.

BUILDING MAINTENANCE SERVICES

Establishments primarily engaged in the provisions of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

BUSINESS SCHOOL

A use providing education or training in business, commerce, real estate, language or other similar activity or occupational pursuit, not otherwise defined as a home occupation, college or university or public or private educational facility.

BUSINESS OR TRADE SCHOOL

A use providing education or training in business, commerce, language or other similar activity or occupational pursuit, not otherwise defined as a home occupation, college or university or public or private educational facility.

BUSINESS SUPPORT SERVICES

Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops, hotel equipment and supply firms.

CAMPGROUND

Campground facilities providing camping and/or parking areas and incidental services for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks.

CARPORT

A roofed space, open on three sides, one story in height, covered with a flat or hipped roof and ordinarily used as a shelter under which vehicles are driven or temporarily parked.

CEMETERY

Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbiums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

CHANGE OF USE

The replacement of an existing use by a new use, or a change in the nature of an existing use, but not including a change in ownership, tenancy, name, management or change in product or service within the same use classification where the previous nature of the use, line of business, or other function is substantially unchanged.

CHURCH

Any structure used principally as a place wherein persons regularly assemble for religious worship, including sanctuaries, chapels and cathedrals and onsite buildings adjacent thereto, such as parsonages, friaries, convents, fellowship halls, Sunday Schools and rectories, but not including day care centers, community recreation facilities, private primary and secondary educational facilities and parking facilities.

CITY COUNCIL

The governing or legislative authority of the City of Fredericksburg.

CLUB OR LODGE

A use providing meeting, recreational or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations.

CLUSTER HOUSING

Detached multi-family residential structures, situated on the site by a development design technique that concentrates buildings in specific areas.

COCKTAIL LOUNGE

Establishments or places of business engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges and similar uses other than restaurant as that term is defined herein.

COLLEGE AND UNIVERSITY FACILITIES

Educational institutions of higher learning which offer a course of study designed to culminate in the issuance of a degree as defined by the Education Code of the State of Texas.

COMMERCIAL OFF-STREET PARKING

Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or commercial parking garages.

COMMON AREA

An area held, designed and designated for the common use of the owners or occupants or a townhouse project, PUD, apartment, condominium, manufactured home park or subdivision.

COMMUNICATIONS SERVICES

Establishments primarily engaged in the provisions of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excluding those classified as Major Utility Facilities. Typical uses include television studios, telecommunications service centers, telegraphic service offices, film recording, sound recording or cable television operations.

COMMUNITY RECREATION

A recreational facility for use by residents and guests of a particular residential development, planned unit development, church, private primary educational facility, private secondary educational facility, club or lodge or limited residential neighborhood, including both indoor and outdoor facilities.

COMPREHENSIVE PLAN

The planning documents and related material officially adopted by the City of Fredericksburg containing the goals, objectives and policies pertaining to urban growth, community facilities, infrastructure, circulation, housing and other subjects related to the development of the City.

CONDOMINIUM RESIDENTIAL

The use of a site for four or more dwelling units intended for separate ownership, together with common area serving all dwelling units.

CONSTRUCTION SALES AND SERVICES

Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites, as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but excluding retail sale of paint, fixture and hardware and those classified as one of the Automotive and Equipment Service use types. Typical uses include building materials stores, tool and equipment rental or sales, building, plumbing, electrical or mechanical contractors.

CONSUMER CONVENIENCE SERVICES

Establishments which provide services, primarily to individuals, of a convenient and limited nature, often in access-controlled facilities which make twenty-four (24) hour operation possible. Typical uses include the renting of private postal and safety deposit boxes to individuals and automated baking machines.

CONSUMER REPAIR SERVICES

Establishments primarily engaged in the provisions of repair services to individuals and households rather than firms, but excluding Automotive and Equipment Service use types. Typical uses include appliance repair shops, watch or jewelry repair shops or musical instrument repair shops.

CONVALESCENT SERVICES

A use providing bed care and in-patient services for persons requiring regular medical attention, such as nursing homes, but excluding facilities providing surgical or emergency medical services, facilities providing care for alcoholism, drug addiction, mental disease or communicable disease.

CONVENIENCE STORAGE

Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehousing and mini-storage units.

CONVENIENCE STORE/SELF SERVICE GASOLINE

An establishment engaged in the sale of food, beer, wine, household products, and self service gasoline retail sales limited to three (3) multiple dispensers or pump units within one (1) service island, with one (1) canopy cover.

[CO-OWNERSHIP/FRACTIONAL OWNERSHIP, RESIDENTIAL](#)

[Properties that where the overall cost of a property is split among a group of owners, each owner holding a fractional ownership interest in the property that allows for shared personal use of the property, and when the property is rented out for a profit by a fractional owner, it serves as a form of investment property.](#)

[CORPORATE HOUSING](#)

Housing of a transient nature, provided by a business, corporation, or similar other entities, to employees, affiliates associated with the Business, or other guests. Housing may be provided by the business for team building, corporate events, employee awards or as part of a benefits package, and may not result in payment by occupants for the duration of the stay, limited to one dwelling unit per lot.

CULTURAL SERVICES

A library, museum or similar registered non-profit organizational use displaying, preserving and/or exhibiting objects of community and cultural interest.

CUSTOM MANUFACTURING

Establishments primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment not exceeding eight (8) kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops or custom jewelry manufacturing.

DAY CARE SERVICES

A facility designed or adapted for the care of children or adults that require a license for group day care homes from the Texas Department of Protective and Regulatory Services. This term includes nursery schools, pre-schools, day care centers for children or adults and similar uses, but excluding public and private primary and secondary educational facilities.

DENSITY

The average number of housing units per unit of land expressed as square feet of land area per housing unit or dwelling units per acre.

DETACHED

Fully separated from any other building or joined to another building by structural members not constituting an enclosed or covered space.

DETENTION FACILITIES

A publicly operated use providing housing and care for individuals legally confined.

DIRECTOR OF PLANNING AND BUILDING

The designated officer responsible for enforcement of this Ordinance.

DISCONTINUANCE OF USE

To cease or discontinue a use or activity, excluding temporary or short-term interruptions to a use or activity during periods of restoring, remodeling, maintaining or otherwise improving a facility, or normal, seasonal cessation of a use, or other temporary cessation resulting from a change of use.

DRIP LINE

A vertical line extending from the outermost branches of a tree to the ground.

DRIVE-IN SERVICE

A feature or characteristic of a use involving sale of products or provision of services to occupants in vehicles, including drive-in windows and drive through services such as mechanical automobile washing.

DRIVE THROUGH FACILITIES

Facilities provided by an establishment or place of business for the purpose of allowing a customer or patron to transact business, whether it be pick-up, drop-off, ordering or service, from a motor vehicle.

DRIVE WAY

A permanently surfaced (asphalt, gravel, "grass-crete" or similar surface) area providing vehicular access between a street and an off-street parking or loading area.

DUPLEX RESIDENTIAL

The use of a site for two dwelling units, within a single building, other than a manufactured home. [These facilities are prohibited from receiving STR permits.](#)

DWELLING UNIT

A residential unit other than a manufactured home providing complete, independent living facility for one family, including permanent provisions for living, sleeping, eating and cooking.

Efficiency Dwelling Unit. A dwelling unit containing not more than 400 square feet of floor area and not having a separate bedroom or sleeping area independent of the principal living area.

EASEMENT

A privilege of one or more property rights by the property owner to and for the use of the public, a corporation or other persons, for a designated part of his property and for a specified purpose.

Maintenance Easement. An easement granted by the owner of a lot adjacent to a zero lot line development, exclusively for the purpose of allowing the occupant of a dwelling unit constructed on or within five (5) feet of the lot line access to the adjoining property in order to maintain that portion of his dwelling situated on or adjacent to the common side lot line.

Use Easement. An easement granted by the owner of one lot to the owner of another lot in a zero lot line development, exclusively for the purpose of allowing the occupant of the dwelling unit having the dominant side yard of a common side lot line, the use, enjoyment, and privacy of such easement.

ENCLOSED

A roof or covered space fully surrounded by walls, including windows, doors, and similar openings or architectural features, or an open space of less than 100 square feet fully surrounded by a building or walls exceeding 8-feet in height.

EQUIPMENT REPAIR SERVICES

Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, trucking yard terminals, tractor and farm implement repair services, and machine shops (but specifically excluding dismantling or salvaging of vehicles).

EQUIPMENT SALES

Sale or rental of trucks, tractors, construction equipment, agricultural implements, manufactured homes, and similar heavy equipment, including incidental storage, maintenance and servicing. Typical uses include truck dealerships, construction equipment dealerships, manufactured home dealerships and sales (but specifically excluding dismantling or salvage of vehicles).

EXTERMINATING SERVICES

Services related to the eradication and control of rodents, insects and other pests, with incidental storage on lots other than where the service is rendered.

FACILITIES AND SERVICE LINES

Electric, water, drainage facilities, sewer, gas, telephone, cable, and electric lines, meters and anchor equipment required to provide utility service.

FAMILY

Any number of individuals living together as a single housekeeping unit in which not more than two (2) individuals are unrelated by blood, legal adoption or marriage.

FINANCIAL SERVICES

Establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities and similar services.

FOOD SALES

Establishments or places of business primarily engaged in the retail sale of food (with incidental sale of beer and wine) for home consumption or household products. Typical uses include groceries, delicatessens, meat markets, retail bakeries, candy shops and ice cream parlors. Restaurants are specifically excluded from this definition.

FUNERAL SERVICES

Establishments engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

GENERAL RETAIL SALES

Sale or rental of commonly used goods and merchandise for personal or household use, but excluding those classified more specifically in Section 4.500. Typical uses include department stores, apparel stores, furniture stores and establishments providing the following products or services: household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics and specialty items; flowers, plants, hobby materials, toys and hand-crafted items; apparel, jewelry, fabrics, and like items; cameras and photography services; household electronic equipment; sporting equipment; kitchen utensils; home furnishing and appliances; art supplies, framing, arts and antiques; paint and wallpaper; carpeting and floor covering; interior decorating services; office supplies; bicycles and auto parts (inside a building with no repair services).

GUEST

The overnight occupants, who are eighteen (18) years or older, renting temporary transient lodging for a specified period and the daytime visitors of the overnight occupants.

GROSS FLOOR AREA

The total enclosed area of all floors in a building, measured to the surface of the exterior walls, that has a clear height of more than six (6) feet. Parking facilities for the principal use and driveways, elevator shafts and air space above the atria ground floor are excluded from gross floor area calculations. Enclosed loading berths and off-street maneuvering are also excluded, but not the dock area itself.

GRADE

The lowest horizontal elevation of the finished surface of the ground, paving or sidewalk or a point where height is to be measured. See Section 7.510.

GROUP RESIDENTIAL

The use of a site for residential occupancy of living accommodations by groups of more than six (6) persons not defined as a family, on a weekly or longer basis. Typical uses include occupancy of fraternity or sorority houses, dormitories, residence halls or boarding houses or assisted living facilities.

GUEST HOUSE

An accessory building containing a lodging unit with or without kitchen facilities, and used to house occasional visitors or guests of the occupants of a dwelling unit on the same site. Where permitted, paying guests shall be subject to the provisions of Hotel Tax Ordinance. See Section 8.220G.

GUIDANCE SERVICES

A use providing counseling, guidance, recuperative or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction or similar condition, on a day time care basis.

GUIDELINE

A statement of characteristics or design criteria considered desirable, but which are not required.

HEIGHT

The vertical distance from "grade" to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, or if none of the

preceding, then to the highest point of a structure. As applied to a building, the height shall be measured from an elevation derived from the average of the highest and lowest grade adjacent to the building. See Section 7.510.

HISTORIC DISTRICT

A geographically defined area which possesses significant concentration, linkage or continuity of buildings, structures, sites, areas or land, which in turn are united by architectural, historical, archaeological or cultural importance or significance and which the City Council determines shall be protected, enhanced and preserved.

HISTORIC LANDMARK

Any building, structure, site, district, area or land of architectural, cultural or significance, which the City Council determines shall be protected, enhanced or preserved, or is listed in the Historic Resource Survey of the City of Fredericksburg.

HOME OCCUPATION

An accessory occupational use conducted entirely within a dwelling unit by the inhabitants thereof, which is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. See Section 8.300, Home Occupation.

HORTICULTURE

The growing of horticulture and floriculture specialties such as flowers, shrubs or trees intended for ornamental or landscaping purposes, but excluding retail sales. Typical uses include wholesale plant nurseries and greenhouses.

HOSPITAL SERVICES (GENERAL)

A facility providing medical, psychiatric or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees or visitors.

HOSPITAL SERVICES (LIMITED)

A facility providing medical, psychiatric, or surgical services for sick or injured persons, exclusively on an out-patient basis, including emergency treatment, diagnostic services, training, administration and services to out-patients, employees or visitors.

HOTEL-MOTEL

Temporary, transient lodging services involving the provision of room and/or board containing more than eight rental units.

INDOOR ENTERTAINMENT

Predominately spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls.

INDOOR SPORTS AND RECREATION

Uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, penny arcades, electronic video games and indoor racquetball courts or swimming pools.

IMPERVIOUS COVER

Impervious cover is any type of surface that prevents the infiltration of water into the ground. Surfaces such as stone, rooftops, patios, driveways, sidewalks, roadways, parking lots, and decomposed or crushed granite gravel shall be counted as impervious cover when utilized for parking areas and paths from ADA parking spaces to the entrance of buildings or structures. Uncovered wooden decks count as 50% impervious cover. Impervious cover does not include sidewalks or paving in the public right-of-way, water features such as ponds, fountains, pools, and water detention basins.

INTERNAL STREET

A private way which affords the principal means of access to individual manufactured home spaces or auxiliary buildings in a manufactured home park, a private right-of-way or other non-public street within a Planned Unit Development (PUD) or other similar development.

KENNELS

Boarding and care services for dogs, cats and similar animals. Typical uses include boarding kennels, pet motels or dog training centers.

KIOSK

A small light structure with one or more open sides for general retail sales use only.

LAUNDRY SERVICES

Establishments primarily engaged in the provisions of laundering, dry cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plants, diaper services or linen supply services.

LANDSCAPED AREA

An area devoted to or developed predominately with plant material, natural landscape or xeroscape features, including lawn, ground cover, gardens, trees, shrubs and other plant materials; and also including accessory decorative outdoor landscape elements such as pools, fountains, water features and sculptural elements, provided that the use of brick, stone, aggregate or other inorganic materials shall not predominate over the use of plant material.

Interior Landscaping. As applied to parking and loading facilities, or to similar paved areas, a landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, excluding driveways or walkways providing access to the facility.

Perimeter Landscaping. As applied to parking and loading facilities, or to similar paved areas, a landscaped area adjoining and outside the shortest circumferential line defining the exterior boundary of a parking or loading area, excluding driveways or walkways providing access to the facility.

LIGHT MANUFACTURING

A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, including incidental storage, sales and distribution of such products, but excluding basic industrial processing. Typical uses include winery, sheet metal shop, welding shop and machine shop.

LIMITED RETAIL SALES

Sale of goods and merchandise which are typically bought in limited quantities and are of a personal nature. Uses within this category are characterized by limited traffic, noise, parking and hours of operation. Typical uses include an antique shop, bakery, book or stationary store, camera shop, candy, cigar & tobacco shop, florist, jewelry, optical goods, toys and hand crafted items.

LIQUOR SALES

Establishments or places of business engaged in retail sale for consumption off the premises of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sale of liquor, beer or wine for off-site consumption.

LOCAL STREET

A street which is intended primarily to serve traffic within a neighborhood or limited residential district, and which is not necessarily continuous through several residential districts.

LOADING SPACE

An area used for loading or unloading of goods from a vehicle in connection with the use of the site on which such space is located.

LOCAL CONTACT PERSON

The Owner, Operator, or person designated by the Owner or the Operator, who shall be available 24 hours per day for the purpose of responding to concerns or requests for assistance related to the Owner's Short-term Rental.

LOCAL UTILITY SERVICES

Services which are necessary to support principal development and involve only minor structures such as lines and poles which are necessary to support principal development.

LODGING UNIT

A room or group of rooms in a dwelling unit or a group residential use, for overnight occupancy on a transient or residential occupancy basis. Where designed or used for occupancy by more than two persons, each two person capacity shall be deemed a separate lodging unit.

LOT

A parcel of real property with a separate and distinct number or other designation shown on a plat, record of survey, parcel map or subdivision map recorded in the office of the County Clerk, or a parcel legally created or established pursuant to applicable zoning or subdivision regulations in effect prior to the effective date of application of this ordinance to such parcel.

Corner Lot. A lot located at the intersection or junction of two streets, or two segments of a curved street, forming an angle of not more than one hundred thirty-five (135) degrees.

Interior Lot. A lot other than a corner lot.

Reverse Corner Lot. A corner lot having a side lot line which is substantially a continuation of the front lot line of a lot to its rear.

Through Lot. A lot other than a corner lot abutting more than one street.

LOT AREA

The net horizontal area within bounding lot lines, but excluding any portion of a flat (panhandle) lot providing access to a street and any public or private easement or right-of-way providing access to another lot.

LOT COVERAGE OR BUILDING COVERAGE

The area of lot covered by buildings or roofed areas, but excluding incidental projecting eaves, balconies and similar features, ground level paving, landscaping, and open recreational facilities. See Section 7.700.

LOT DEPTH

The horizontal distance between the mid-point of the front lot line and the mid-point of the rear lot line.

LOT LINE

A line or series of connected line segments bounding a lot as herein defined.

Common Side Lot Line. A side line between two or more lots.

Dominant Side Yard of a Small Lot. The side of a small or zero lot line parcel, having the larger width. The wall of a dwelling unit having the dominant side yard is permitted to have windows and door openings adjacent to the dominant side yard.

Front Lot Line. On an interior lot, the lot line abutting the street. On a corner lot, the shorter lot line abutting a street or the line designated as the front lot line by subdivision or parcel map. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flat (panhandle) lot, the interior

lot line designated as a front lot line by a subdivision or parcel map, or the line determined by the Director of Planning and Building to be the front lot line.

Interior Lot Line. A lot line not abutting a street.

Rear Lot Line. A lot line not defined as a front or side lot line. In the case of an irregular shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of ten (10) feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks and other provisions of this ordinance.

Side Lot Line. A lot line intersecting the front lot line and extending there from a minimum distance of seventy-five (75) feet.

Street or Exterior Lot Line. A lot line abutting the street.

Zero Lot Line. A common lot line on which a wall of a structure may be constructed.

LOT WIDTH

The horizontal distance between side lot lines, measured at the front setback line and at a distance of fifty (50) feet to the rear thereof.

MAJOR UTILITY FACILITIES

Generating plants, electrical switching facilities and primary substations, refuse collection or disposal facilities, water and wastewater treatment plants and similar facilities.

MAINTENANCE AND SERVICE FACILITIES

A facility supporting maintenance, repair, vehicular or equipment servicing, material storage and similar activities, including corporation yards, equipment service centers and similar uses having characteristics of commercial services or contracting or industrial activities.

MANUFACTURED HOME PARK

A unified development of twenty or more HUD-Code manufactured home spaces for rent or lease, including common areas and facilities for management, recreation, laundry and utility services, storage and similar services for the convenience of residents of the manufactured home park.

MANUFACTURED HOME RESIDENTIAL

A dwelling that is manufactured in one or more modules at a location other than the homesite and which is designed as a residence when the modules are transported to the homesite, and the modules are joined together and installed on a permanent foundation system or tied down in accordance with appropriate Code requirements. Manufactured residence construction shall be in accordance with the Texas Manufactured Housing Standards Act and shall include the plumbing, heating/air conditioning and electrical systems to be contained in the structure. The term manufactured home or residence shall not mean or apply to a mobile home as defined in the Texas Manufactured Housing Standards Act, nor is it to include building modules incorporating concrete or masonry as a primary component.

MANUFACTURED HOME SUBDIVISION

A subdivision designed and/or intended for the sale of lots for siting manufactured homes and in accordance with the requirements of the subdivision ordinance.

MANUFACTURED HOME SPACE

An area within a manufactured home park which is designed for and designated as the location for a manufactured home and the exclusive use of its occupants.

MANUFACTURED HOME STAND

That portion of a mobile home space upon which the manufactured home is placed.

MEDICAL OFFICES

A use providing consultation, diagnosis, therapeutic, preventive or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of Texas.

MILITARY INSTALLATIONS

Military facilities of the federal and state governments.

MULTIPLE FAMILY RESIDENTIAL

The use of a site for three or more dwelling units, within one or more buildings. [These facilities are prohibited from obtaining STR permits.](#)

NONCONFORMING STRUCTURE OR BUILDING

A structure or building, the size, dimension, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

NONCONFORMING USE

A lawful use of any land, building or structure, other than a sign or PUD, which does not conform with currently applicable use regulations, but which complies with use regulations in effect at the time the use was established. See Section 6.100.

NON-COMPLYING

A building or structure, including off-street parking or loading areas, but excluding PUD's which do not comply with the current, applicable site development regulations for the district in which it is located, or with applicable General Regulations set forth in Section 5.100, but which complied with applicable regulations at the time of construction.

[OPERATOR](#)

[The Owner or the Owner's authorized representative who is responsible for advertising and/or operating a Short-term Rental.](#)

OUTDOOR ENTERTAINMENT

Predominately spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

OUTDOOR SPORTS AND RECREATION

Uses conducted in open, partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts and outdoor racquetball courts.

[OWNER](#)

[The person or entity that holds legal or equitable title to a property. \[PL1\]](#)

PARK AND RECREATION SERVICES

Publicly owned and operated parks, playgrounds, recreation facilities and open spaces.

PARKING FACILITY

An area on a lot, within a building, or both, including one or more parking spaces together with driveways, aisles, turning and maneuvering areas, clearances and similar features, and meeting the requirements established by this ordinance. The term "parking facility" shall include parking lots, parking garages and parking structures. See Section 7.800.

PARKING SPACE

An area on a lot, site or within a building not on a public street or alley and having an all-weather surface, enclosed or not, together with an all-weather surface driveway which may be an easement

connecting the parking space with a street or alley permitting free ingress and egress, used or intended to be used for parking of a motor vehicle. The term "parking space" is equivalent to the term "parking stall" and does not include driveways, aisles or other features comprising a parking facility. Any parking adjacent to a public street wherein the maneuvering is done on the public street shall not be classified as off-street parking in computing the parking area requirements for any use. See Section 7.800.

PAWN SHOP SERVICES

A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker and the incidental sale of such property.

PERSONAL IMPROVEMENT SERVICES

Establishment, or places of business, primarily engaged in providing informational, instructional, personal improvement and similar services of a non-professional nature. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handcraft and hobby instructions.

PERSONAL SERVICES

Establishments or places of business primarily engaged in providing frequently or recurrently needed services of a personal nature. Typical uses include beauty salons, barber shops, seamstresses, tailors, shoe repair shops, dry cleaning pick-up station services, and coin operated laundries.

PET SERVICES

Retail sales, veterinary services, grooming and boarding when totally within a building, of dogs, cats, birds, fish and similar small animals customarily used as household pets. Typical uses include pet stores, small clinics, dog bathing and clipping salons and pet grooming shop but excluding uses for livestock and large animals.

PLANNED UNIT DEVELOPMENT (PUD)

A Planned Unit Development is a development which is under unified control and is planned, and developed, as a whole in a single development operation of programmed series or phases of development, each phase of which is specifically integrated into and made a part of the overall plan of development, and which shall include streets, lots, adequate utilities to serve the proposed uses and densities, and which indicates all structures and their relationship to each other and to adjacent uses and improvements, and which provides for common taxation, maintenance, and operation thereof. A Plan Unit Development shall consist of dwelling units, and may also include non-residential uses compatibly and harmoniously incorporated into the unitary design for the Planned Unit Development. A Planned Unit Development where more than five (5) percent of the total area is utilized for non-residential purposes, such as commercial or industrial uses, is a non-residential PUD. See Section 3.700.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission created and appointed by the City Council.

POSTAL FACILITIES

Postal services, including post offices, bulk mail processing or sorting centers, operated by the United States Postal Service.

PRIVATE GARAGE

A building for the storage of motor vehicles where no repair facilities are maintained and where no motor vehicles are kept for hire or sale and where no filling station is maintained, having a capacity of not more than four automobiles or trucks of less than one ton capacity.

PRIVATE PRIMARY EDUCATIONAL FACILITIES

A private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the State of Texas.

PROFESSIONAL OFFICE

A use providing professional or consulting services in the fields of law, architecture, design engineering, accounting and similar professions.

PUBLIC PRIMARY EDUCATIONAL FACILITIES

A public school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the State of Texas.

PUBLIC SECONDARY EDUCATIONAL FACILITIES

A public school offering instruction beyond the elementary school through the twelfth grade level in the branches of learning and study required to be taught in the public schools of the State of Texas.

PRIVATE SECONDARY EDUCATIONAL FACILITIES

A private or parochial school offering instruction beyond the elementary level through the twelfth grade in the branches of learning and study required to be taught in the public schools of the State of Texas.

PRIVATE PRIMARY EDUCATIONAL FACILITIES

A private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the State of Texas.

QUEUE LINE

An area for temporary parking and lining of motor vehicles while awaiting service or other activity.

RAILROAD FACILITIES

Railroad yards, equipment servicing facilities and terminal facilities.

RECREATIONAL VEHICLE

A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling recreational or sporting purposes. The term recreational vehicle shall include, but shall not be limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks and buses, boats and boat trailers.

REGISTERED FAMILY HOME

The care of children in the home as defined by the Texas Department of Protective and Regulatory Services.

RELIGIOUS ASSEMBLY

A use located in a permanent or temporary building and providing regular organized religious worship and religious education incidental thereto, but excluding private primary or private secondary educational facilities, community recreational facilities and parking facilities. A property tax exemption obtained pursuant to *Property Tax Code of the State of Texas* shall constitute prima facie evidence of religious assembly use.

RESOURCE EXTRACTION

A use involving the on-site extraction of surface or subsurface mineral products or natural resources. Typical uses include quarries, borrow pits, sand and gravel operations, oil and gas extraction and mining operations.

RESEARCH SERVICES

Establishments primarily engaged in research of an industrial or scientific nature but excluding product testing. Typical uses include electronics research laboratories, space research and development firms and pharmaceutical research.

RESTAURANT

A use engaged in the preparation and retail sale of food and beverages, including sale of alcoholic beverages when conducted as an accessory or secondary feature and producing less than fifty percent (50%) of the gross income. A general restaurant may include live entertainment with amplified sound. Typical uses include restaurants, coffee shops, dinner houses and similar establishments with or without incidental alcoholic beverage service.

RESTAURANT - DRIVE-IN/FAST FOOD

A chain and/or franchise restaurant which may include, but not limited to, two or more of the following characteristics:

The product is primarily intended for immediate consumption and is available upon short waiting time.

The product is prepared, packaged or presented in a manner that can be readily eaten outside the premises where it is sold.

The facilities for on-premises consumption of food are insufficient for the volume of food sold.

The building floor area devoted to food preparation and serving is greater than the building floor area devoted to dining.

The restaurant is affiliated by agreement with two (2) or more similar restaurants by common ownership, common process and common building architecture.

RESTAURANTS - LIMITED

Restaurants which typically involve the custom preparation of food in limited quantities and of a personal nature. Restaurants within this category are characterized by limited traffic, noise and parking that is similar in nature to an office use of a similar size, limited hours of operation typically not later than 10:00 pm, no drive-thru, and lighting which is shielded from and directed away from adjacent neighborhoods and is dimmed to a minimal level after hours. Said restaurants may include live entertainment with amplified sound as long as such activity is wholly enclosed within the main building and incidental alcohol beverage service. Lighted signs shall be turned off after business hours. No outdoor cooking shall be permitted.

REQUIREMENT

A specific condition or development regulation which must be followed.

RESIDENTIAL CONVENIENCE SERVICE

A use or activity of a commercial nature conducted as an accessory use to multiple family residential or manufactured home park residential use, and intended solely for the convenience of residents thereof.

RESIDENCE

A building occupied as the abiding place of one or more persons in which the use and management of sleeping quarters, and all appliances for cooling, ventilating, heating, or lighting are under one control, including but not limited to one-family and two-family dwellings, duplexes, townhouses, condominiums, apartment houses and boarding houses, and which shall be the principal building or use on any lot in R-1, R-2, R-3, R-4 or R-5 residence districts.

SAFETY SERVICES

Facilities for conduct of public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.

SCRAP AND SALVAGE SERVICES

Places of business primarily engaged in the storage, sale, dismantling or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junkyards or salvage yards.

SCREENED

Shielded, concealed and effectively hidden from the view of a person standing at ground level on an abutting site, or outside the area or feature so screened, by a fence, wall, hedge, berm or similar architectural or landscape feature which is, or will grow to, at least six (6) feet in height.

SEPARATE LODGING UNIT

~~Bed and Breakfast~~ Short-term rental or hotel-motel lodging in a stand-alone structure or one only minimally connected with other units such as with verandas or other architectural features.

SERVICE BUILDING

A structure within a manufactured home park housing toilet, lavatory or other facilities.

SERVICE STATION

Provision of fuel, lubricants, parts and accessories and incidental services to motor vehicles.

SETBACK LINE

A line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

SHOPPING CENTER OR MALL

An integrated grouping of commercial activity, primarily of a retail and personal service nature, in a building complex having the individual establishments joined by a common pedestrian mall or walkway.

SHORT-TERM RENTAL (STR)

Any structure used for transient or guest lodging accommodations, rented for compensation of a dwelling unit, that is not owner occupied, which includes but is not limited to a single-family residence, townhouses, duplexes, and other residential real estate improvements, in which the public may obtain sleeping accommodations for a period less than thirty (30) consecutive days. The term applies regardless of whether the dwelling was originally constructed or zoned as a residential dwelling. This term does not apply to multi-family projects or apartment complexes. This term is a general definition of STRs and the various types of STRs are further defined in this section.

SHORT-TERM RENTAL, ACCESSORY

A property containing a primary dwelling that also contains a legal guest house that is being used for Short Term Rental purposes. A current homestead exemption filed with the Gillespie Central Appraisal District shall be required for this type of use. The guest house shall be limited to 50% of the square feet of the primary structure and shall not exceed 1,000 square feet.

SHORT-TERM RENTAL, B&B

A property providing transient or guest lodging accommodations for compensation within the rooms of the property owner's principal residence (as evidenced by a current residence homestead exemption filed with the Gillespie Central Appraisal District). Separate short-term rental permits shall not be required for each separate bedroom unit within a Short-Term Rental, B&B which may be rented.

SHORT-TERM RENTAL, BEDROOM

A short-term rental bedroom shall be defined as a room within a structure used for Short Term Rental purposes, with a minimum size of 70 square feet, plus a closet directly accessible from the room, that meets all the minimum international building code and fire code regulations regarding bedrooms, ingress, and egress.

SHORT-TERM RENTAL, CONDOMINIUM

Short-term rentals located in a complex or housing group that is part of a declared and recorded condominium regime.

SHORT-TERM RENTAL, DWELLING UNIT

A short-term rental dwelling unit is defined as a structure or room, that is rented separately from other rental units on the property, for the purpose of transient or guest lodging. Each individual short-term rental dwelling unit shall be required to obtain a separate short-term rental permit.

SHORT-TERM RENTAL, FACILITY

A facility or complex containing multiple short-term rental dwelling units **up to 8 units** on a single property, for transient or guest lodging where sleeping accommodations are provided for compensation. A facility or complex, located in a commercial zoning district, containing multiple short-term rental dwelling units on a single property, shall be developed in accordance with the multi-family regulations of the base zoning district.

-SHORT-TERM RENTAL PERMIT. A permit issued by the City authorizing the use of a privately owned dwelling as a Short-term Rental.

SHORT-TERM RENTAL, UNOCCUPIED

Any structure used for transient or guest lodging accommodations, rented for compensation of a dwelling unit, that is not owner occupied, which includes but is not limited to a single-family residence, townhouses, duplexes, and other residential real estate improvements, in which the public may obtain sleeping accommodations for a period less than thirty (30) consecutive days.

SIDEWALK

A paved surface area, usually a parallel line, and separated from the roadway, used as a pedestrian-way.

SIGN

Any device or surface on which letters, illustrations, designs, figures or symbols are painted, printed, stamped, raised, projected or in any manner outlined or attached and used for location and advertising purposes.

SINGLE FAMILY RESIDENTIAL

The use of a site for only one dwelling unit, other than a manufactured home.

SINGLE FAMILY RESIDENTIAL (ATTACHED)

A single family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation. Included under this use category is townhouse and condominium.

SITE

A tract or parcel of land, subdivided lot or lots, or parts thereof, or land acreage intended and suitable for development, which is a genuine part of the development; or the ground or area on which a building or buildings or a townhouse has been proposed to be built or has been built.

SITE AREA

The calculated area within the site.

Base Site Area. A calculated area defined as the Gross Site Area minus 25-year floodplain.

Gross Site Plan. An area defined as the total site area including easements, flood plains, waterways, ponds and any other area for preservation.

SITE PLAN

A plan, prepared to scale, showing accurately and with complete dimensions, all of the buildings, structures and uses, and principal site development features including parking, access, landscaping and screening, proposed for a specific lot or parcel of land.

STREET

A public or private thoroughfare which affords a primary means of access to abutting property, including all land within the right-of-way thereof.

STRUCTURE

That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

STRUCTURAL ALTERATION

Any change in the supporting members of a building such as bearing walls, columns, girders or beams over eight-feet long.

STABLES

Boarding, breeding or raising of horses not owned by the occupants of the premises or riding of horses by other than the occupants of the premises or their non-paying guests. Typical uses include boarding stables or public stables.

STANDARD LOT

A lot or tract of record by deed or plat that does not comply with a minimum area, width or depth requirements currently applicable to the district in which it is located, but which complied with applicable requirements when it was placed on record.

STOCKYARDS

Stockyard services involving the temporary keeping of livestock for slaughter, market and shipping. Typical uses include stockyards and animal sales in auction yards.

TIMESHARE

Any property ownership arrangement whereby two or more owners share ownership of real property in time allotments of usage and have the right to use the property under a time-sharing agreement. Types of timeshares include, but are not limited to:

1. Shared deeds - ownership divided into smaller parts that reflect how much time each owner can use said property.
2. Shared leases – similar to “shared deeds” except there is no ownership of the property and access to the property is granted via lease agreements.

TOWNHOUSE GROUP

Two or more contiguous townhouses having common or abutting walls.

TOWNHOUSE LOT

That portion of the total development site or a townhouse residential use intended for separate ownership as the location of a single townhouse and associated private yard area.

TOWNHOUSE RESIDENTIAL

The use of a site for two or more townhouse dwelling units, constructed with common or abutting walls and each located on a separate ground parcel within the total development site, together with common area serving all dwelling units.

TRANSPORTATION TERMINAL

A facility for loading, unloading and interchange of passengers, baggage and incidental freight or package express between modes of transportation, including bus terminals, railroad stations, airport terminals and public transit facilities.

TRAVEL TRAILER

Any structure or vehicle used as sleeping or living quarters which may be driven or propelled from one location to another without change in the structure, vehicle, or design thereof, whether or not the

same is intended to include recreational and vacation vehicles and trailers and not used for year-round living, such as travel trailers, pickup coaches mounted on a truck chassis, motor homes, or camping trailers.

USE

The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.

Accessory Use. A use or activity which is incidental to and customarily associated with a specific principal use on the same site, including parking for the principal use.

Principal Use. A use listed by the regulations for any particular district as a permitted use within that zone and permitted, therein, as a matter of right when conducted in accordance with the regulations established by this ordinance.

Conditional Use. A use defined by Section 4.400 and listed by the regulations for any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis subject to a Conditional Use Permit, and to all other regulations established by this ordinance.

VALUE AND VALUATION

The value of a structure shall be the estimated cost to replace the structure in kind, based on current replacement costs.

VEHICLE STORAGE

Long term storage of operating or non-operating vehicles. Typical uses include storage of private parking tow-aways or impound yard (but specifically excluding dismantling or salvaging of vehicles).

VETERINARY SERVICES

Veterinary services and hospitals for animals. Typical uses include pet clinics, dog and cat hospitals and veterinary hospitals for livestock and large animals.

WAREHOUSING AND DISTRIBUTION

Establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types:

Limited Warehousing and Distribution. Wholesaling, storage, warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses and moving and storage firms.

General Warehousing and Distribution. Open-air storage, distribution and handling of materials and equipment. Typical uses include monument and stone yards, grain elevators, open storage yards and petroleum products storage and distribution.

YARD

A required open space on a lot adjoining a lot line, containing landscaping, parking and such uses as may be permitted by this ordinance.

Front Yard. A required yard extending the full width of a lot between the front lot line and the front setback line.

Interior Yard. Any required yard, not adjacent to a street, which is determined on the basis of an interior lot line.

Rear Yard. A required yard extending the full width of a lot between the rear lot line and the rear setback line, but excluding an area located within the street side yard of a corner lot.

Side Yard. A required yard extending the depth of a lot from the front yard so the rear yard between the side lot line and the side setback line. In the case of a corner lot, the street side yard shall extend from the front yard to the rear lot line.

Street Yard. A required yard adjacent to a street and which is determined on the basis of the yard lot line and front yard set back line.

(Ord. No. 23-014, 9-16-2013)

SECTION 3

ZONING DISTRICTS

PURPOSE, USES AND CONFORMANCE TO COMPREHENSIVE PLAN

Sec. 3.100. - R-1: SINGLE FAMILY RESIDENTIAL.

Intent

This zone is intended to provide for a ~~single family~~ single-family dwellings, with not more than one principal residence permitted on any lot to ensure an environment conducive to single family residential use. Additional uses necessary and incidental to a ~~single family~~ single-family residential dwelling unit are also permitted. This zone is typically associated with the ~~Low-Density~~ Low-Density Residential Land Use category but is conditionally allowed within all land use categories except "Open Space/Parks", "Industrial" and "Public Facilities".

Principal Permitted Uses

Buildings, structures, and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Single Family Residential (Detached)	Local Utility Services
Short-term Rental, B & B (With a STR permit and adherence to Section 5.401)	Short-term Rental, Accessory (With a STR permit and adherence to Section 5.401)
Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401) If the property is immediately adjacent to a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses.	

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Community Recreation	Private Primary Education
Day Care Services	Private Secondary Education
Guidance Services	Religious Assembly

~~Short-term Rental, Unoccupied. (With a STR permit and adherence to Section 5.401)~~

~~If 2 or more property lines are adjacent to a lawfully permitted STR (STR B&B and STR Accessory are not included in this calculation); or~~

~~If 50% or more of the properties on one side of a street, between intersecting streets, are lawfully permitted STRs (STR B&B and STR Accessory are not included in this calculation); or~~

~~If 75% or more of the landowners, within 200 ft of the subject property, provide documentation of their approval and contact information, with the CUP application~~

~~Uses permitted with a Bed and Breakfast Compliance Use Permit:~~

~~Bed and Breakfast~~

~~Conditions under which a permit will be issued:~~

~~-Compliance with provisions of Sec. 5.401, and~~

~~-Use is allowed in rooms of property owner's principal residence with no limit as to number of units up to eight, OR if the property is not the owner's principal residence, then Bed and Breakfast use is limited to one rental unit OR one separate guest house if the lot is 10,000 square feet or more, and~~

~~-Two off street parking spaces shall be provided for the main residence plus one off street parking space for each Bed and Breakfast unit but only two parking spaces are required if the Bed and Breakfast is the principal residence~~

~~-Compliance with other R-1 regulations~~

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard unit until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-1 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet; or

	10,000 square feet for guest houses and short-term rental, accessory uses. [JL1]
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot Minimum Dwelling Areas
(Living Area Only)	750 Square feet
Maximum Building Coverage	Percent of Lot Area, 40%
Impervious Cover	Percent of Lot Area, 55% [JL2]
Nonconforming Uses	Section 6.100
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

(Ord. No. 23-014, 9-16-2013)

Sec. 3.110. - R-2: MIXED RESIDENTIAL.

Intent

This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. (See Site Development Regulations). Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with Medium Density Residential Land Use category but is allowed within all Land Use categories except "Open Space/Park," "Public Facility" and "Industrial."

Principal Permitted Uses

Buildings, structures and land shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Community Recreation	Local Utility Service
Duplex Residential	Multiple Family Residential
Townhouses (Section 7.610)	Condominiums (Section 7.610)
Group Residential	Single Family Residential (Detached)
Single Family Small Lot (Section 3.101 R-1-A)	<p>Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401)</p> <p>If the property is immediately adjacent to a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses.</p>
Short-term Rental, B & B: (With a STR permit and adherence to Section 5.401)	Short-term Rental, Accessory: (With a STR permit and adherence to Section 5.401)
<p>Short-term Rental, Facility: (With a STR permit and adherence to Section 5.401)</p> <p>If the property is adjacent to a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses.</p> <p>Maximum of 1 structure per 5,000 square feet.</p>	

Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Private Primary Educational Facilities	Private Secondary Educational Facilities
Day Care Services	
Condominiums (Section 7.610)	
Convalescent Services	
Cultural Services	Religious Assembly
Guidance Services	Short-term Rental, Condominium (Section 5.401)
Short-term Rental, Condominium: (With a STR permit and adherence to Section 5.401)	
Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401)	
<p>If 2 or more property lines are adjacent to a lawfully permitted STR (STR B&B and STR Accessory are not included in this calculation); or</p> <p>If 50% or more of the properties on a street, between intersecting streets, are lawfully permitted STRs (STR B&B and STR Accessory are not included in this calculation); or</p> <p>If 75% or more of the landowners, within 200 ft of the subject property provide documentation of their approval and contact information, with the CUP application.</p>	

~~Uses permitted with a Bed and Breakfast Compliance Use Permit:~~
~~Bed and Breakfast~~

~~Conditions under which a permit will be issued:~~

- ~~-Compliance with provisions of section 5.401, and~~
- ~~-Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and~~
- ~~-Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of R-2~~
- ~~-One off street parking space for each Bed and Breakfast unit in addition to those required for other uses~~
- ~~-Lots may not be combined to permit more than eight separate lodging units on contiguous property regardless of density regulations~~
- ~~-Compliance with other R-2 regulations~~

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-2 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 5,000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	2½ Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	<p>Minimum Required Setback, 5 feet for single family detached structures; or</p> <p>10 feet, for multi-family developments, when adjacent to residential zoning districts; or</p> <p>15 feet for 2 story multi-family developments when adjacent to residential zoning districts.</p>

Rear Yard	<p>Minimum Required Setback, 10 feet; or</p> <p>15 feet, for multi-family developments, when adjacent to residential zoning districts; or</p> <p>25 feet, for multi-family developments, for 2 or more stories when adjacent to residential zoning districts.</p>
Residential Density	Minimum Site Area per Dwelling Units,
	Efficiency: 2,500 Square feet
	1 Bedroom: 3,000 Square feet
	2 Bedroom: 3,500 Square feet
	<p>3 Bedroom: 4,000 Square Feet</p> <p><u>Each additional bedroom (over 3 bedrooms) shall provide -an additional 500 square feet interval to the required density area</u></p>
Maximum Impervious Coverage	65%
Maximum Building Coverage	Percent of Lot Area, 55%
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.000

Home Occupations	Section 8.300
------------------	---------------

Note— In an R-2 Zone the R-1-A Site Development Regulations may apply to the development of ~~single family~~single-family dwellings at the option of the Owner.

(Ord. No. 18-014, § 3.110, 12-1-2008; Ord. No. 23-014, 9-16-2013)

Sec. 3.120. - R-3: MULTI-FAMILY RESIDENTIAL.

Intent

This zone is intended to provide for higher density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 2,400 square feet of lot area. (See Site Development Regulations.) Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with the Medium Density Residential Land Use category, but is allowed within all Land Use categories except "Open Space/Parks," "Public Facilities" and "Industrial."

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Community Recreation	Multiple Family Residential
Duplex Residential	Religious Assembly
Group Residential	Single Family Residential
Local Utility Services	Townhouses (Section 7.610)
Condominiums (Section 7.610)	Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401)
Short-term Rental, B & B: (With a STR permit and adherence to Section 5.401)	Short-term Rental, Accessory: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Facility: (With a STR permit and adherence to Section 5.401)	

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Club or Lodge	Guidance Services
Condominiums (Section 7.610)	

Convalescent Services	Private Primary Educational Facilities
Cultural Services	Private Secondary Educational Facilities
Day Care Services	Short-term Rental, Condominium: (With a STR permit and adherence to Section 5.401)

~~Uses permitted with a Bed and Breakfast Compliance Use Permit:~~

~~Bed and Breakfast~~

~~Conditions under which a permit will be issued:~~

- ~~-Compliance with provisions of section 5.401, and~~
- ~~-Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and~~
- ~~-Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of R-3~~
- ~~-One off street parking space for each Bed and Breakfast unit in addition to those required for other uses~~
- ~~-Lots may not be combined to permit more than eight separate lodging units on contiguous property regardless of density regulations~~
- ~~-Compliance with other R-3 regulations.~~

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-3 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet

Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet for single-family detached; or 10 feet, for multi-family developments, when adjacent to residential zoning districts; or 15 feet for 2 story multi-family developments when adjacent to residential zoning districts.
Rear Yard	Minimum Required Setback, 10 feet; or 15 feet, for multi-family developments, when adjacent to residential zoning districts; or 25 feet, for multi-family developments, for 2 or more stories when adjacent to residential zoning districts.
Residential Density	Minimum Site Area per Dwelling Units,
	Efficiency: 1600 Square feet
	1 Bedroom: 2000 Square feet
	2 Bedrooms: 2400 Square feet
	3 Bedroom: 2800 Square Feet Each additional bedroom (over 3 bedrooms) shall provide an additional 400 square feet to the required density area
Maximum Impervious Coverage	65%
Maximum Building Coverage	Percent of Lot Area, 55%
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000

Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Buildings	Section 8.000
Home Occupations	Section 8.300

(Ord. No. 18-014, § 3.120, 12-1-2008; Ord. No. 23-014, 9-16-2013)

Sec. 3.200. - C-1: NEIGHBORHOOD COMMERCIAL.

Intent

This zone is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Convalescent Services
Cultural Services
Day Care Services
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential (Section 3.110)
Personal Services
Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office
Religious Assembly
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401)

[Short-term Rental, Accessory: \(With a STR permit and adherence to Section 5.401\)](#)

[Short-term Rental, B & B: \(With a STR permit and adherence to Section 5.401\)](#)

[Short-term Rental, Facility: \(With a STR permit and adherence to Section 5.401\)](#)

Property Development Standards shall be in accordance with the R2 Development Regulations (Sec 3.110)

[Corporate Housing: \(With a STR permit and adherence to Section 5.401\)](#)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Arts and Crafts
Automotive Washing
Building Maintenance Services
Business School
Business Support Services
Club or Lodge
Communication Services
Condominium Residential (section 7.610)
Consumer Repair Services
Convenience Storage
Convenience Store/Self Serve Gasoline
Duplex Residential

Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales
Personal Improvement Services
Pet Services
Restaurant - Limited
Single Family Residential (detached)- new construction or after cessation of use other than residential
Townhouse Residential Drive through Facilities Associated with any use
Short-term Rental, Condominium (Section 5.401)

~~Uses permitted with a Bed and Breakfast Compliance Use Permit:~~

~~Bed and Breakfast~~

~~Conditions under which a permit will be issued:~~

- ~~-Compliance with provisions of section 5.401, and~~
- ~~-Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and~~
- ~~-Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of C-1~~
- ~~-One off street parking space for each Bed and Breakfast unit in addition to those required for other uses~~
- ~~-Lots may not be combined to permit more than eight separate lodging units on contiguous property regardless of density regulations~~
- ~~-Compliance with other C-1 regulations.~~

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the C-1 District shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 5 feet; <u>or</u> <u>10 feet when adjacent to residential zoning districts; or</u> <u>JL1]</u> <u>15 feet for 2 story structures, when adjacent to residential zoning districts.</u> <u>JL2]*</u>
Rear Yard	Minimum Required Setback, 10 feet; <u>or</u> <u>15 feet when adjacent to residential zoning districts; or</u> <u>JL3]</u> <u>25 feet for 2 or more stories, when adjacent to residential zoning districts.</u> <u>JL4]</u>
Maximum Impervious Coverage	70%
Maximum Building Coverage	Percent of Lot Area, 50%
Residential Density	<u>Section 3.110</u> Section 3.120
Nonconforming Uses	Section 6.100

Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.000
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, or R5

* ~~10 feet when adjacent to R-1 or R-5~~

(Ord. No. 23-007, 5-20-2013; Ord. No. 23-014, 9-16-2013; Ord. No. 2019-11, § 1, 4-15-2019)

Sec. 3.205. - C-1.5: MEDIUM COMMERCIAL.

Intent

This zone represents an effort to provide a district between the Neighborhood Commercial District and the Commercial District. Uses have been selected from each of the various districts, with the intent that the proposed uses could function as a transition between highway commercial and residential neighborhoods, but could also provide a lower impact zone along other major roadways.

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Arts and Crafts
Business Support Services
Communication Services
Consumer Repair Services
Convalescent Services
Cultural Services
Day Care Services
Financial Services
Guidance Services
Hospital Services (Limited)
Local Utility Services
Medical Offices
Personal Improvement Services
Personal Services

Pet Services
Professional Offices
Private Primary Educational Facilities
Private Secondary Educational Facilities
Religious Assembly
Restaurant—Limited
Retail Sales—Limited
Single Family Residential (Detached)—if structure was not used as other than residential in its most recent use
Group Residential
Multiple Family Residential
Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Accessory: (With a STR permit and adherence to Section 5.401)
Short-term Rental, B & B: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Facility: (With a STR permit and adherence to Section 5.401)
Property Development Standards shall be in accordance with the R2 Development Regulations (Sec 3.110)
Corporate Housing: (With a STR permit and adherence to Section 5.401)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Automobile Washing
Building Maintenance Services
Business or Trade School
Club or Lodge
Cocktail Lounge
Convenience Storage
Consumer Convenience Services
Convenience Store/Self-Serve Gasoline
Custom Manufacturing
Food Sales
Drive through or Drive-in facilities associated with any use
General Retail Sales
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Mobile Food Establishments
Single Family Residential (Detached)—new construction or after cessation of use other than residential
Duplex Residential
Townhouse Residential

Condominium Residential ([Section 7.610](#))

[Short-term Rental, Condominium: \(With a STR permit and adherence to Section 5.401\)](#)

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the C-1.5 District shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7,500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 20 feet
Interior Side Yard	Minimum Required Setback, 5 feet; or 10 feet when adjacent to residential zoning districts; or JL1 15 feet for 2 story structures, when adjacent to residential zoning districts. JL2 [*]
Rear Yard	Minimum Required Setback, 10 feet; or 15 feet when adjacent to residential zoning districts; or JL3 25 feet for 2 or more stories, when adjacent to residential zoning districts. JL4 [*]

Maximum Impervious Coverage	75%
Maximum Building Coverage	Percent of Lot Area, 60%
Residential Density	Section 3.110 Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Sections 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, and R-5

~~* 25 feet when adjacent to residential zoning district~~

(Ord. No. 2019-12, § 1, 4-15-2019; Ord. No. [2019-34](#), § 1, 12-16-2019)

Sec. 3.210. - C-2: COMMERCIAL.

Intent

This zone is intended to provide for businesses and services that serve persons throughout the city and the area. These uses generally require frontages on major cross street intersections of highways or other major arterial, given their high visibility and traffic generation ability.

Principal Permitted Uses

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge
Commercial Off-Street Parking
Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services

Convalescent Services
Convenience Store/Self Serve Gas.
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation

Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food

Restaurant
Service Station
Veterinary Services
Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Accessory: (With a STR permit and adherence to Section 5.401)
Short-term Rental, B & B: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Facility: (With a STR permit and adherence to Section 5.401)
Property Development Standards shall be in accordance with the R3 Development Regulations (Section 3.120)
Corporate Housing (Section 5.401)

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Camp Grounds
Condominiums (Section 7.610)
Convenience Storage
Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residential
Duplex Residential Condominium Residential (section 7.610)

Single Family Residential (Detached)
Townhouse Residential (section 7.610)
Transportation Terminals
Short-term Rental, Condominium: (With a STR permit and adherence to Section 5.401)

~~Uses permitted with a Bed and Breakfast Compliance Use Permit:~~

~~Bed and Breakfast~~

~~Conditions under which a permit will be issued:~~

~~-Compliance with provisions of section 5.401, and~~

~~-One off street parking space for each Bed and Breakfast unit in addition to those required for other uses~~

~~-Compliance with other C-2 regulations~~

Property Development Regulations

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the following standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the C-2 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet

Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet; or 10 feet when adjacent to residential zoning districts; or JL1 15 feet for 2 story structures, when adjacent to residential zoning districts. JL2 *
Rear Yard	Minimum Required Setback, 0 feet; or 15 feet when adjacent to residential zoning districts; or JL3 25 feet for 2 or more stories, when adjacent to residential zoning districts. JL4 *
Maximum Impervious Coverage	80%
Maximum Building Coverage	Percent of Lot Area, 75%
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, or R5

~~* 10 feet when adjacent to R-1 or R-5~~

(Ord. No. 23-007, 5-20-2013; Ord. No. 23-014, 9-16-2013; Ord. No. 25-004, 5-4-2015; Ord. No. 2019-11, § 2, 4-15-2019)

Sec. 3.220. - CBD: CENTRAL BUSINESS DISTRICT.

Intent

This zone is intended to provide for the intense commercial activities of the central business district or central trading area of the City. This district establishes the character of the City by serving the tourist as well as the residents of the City.

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Arts and Crafts
Club or Lodge
Cocktail Lounge
Consumer Convenience Services
Consumer Repair Services
Cultural Services
Day Care Services
Financial Services
General Retail Sales
Guidance Services
Liquor Sales
Local Utility Services
Mobile Food Establishments, but not in any right-of-way, public easement or in the Historic Overlay District, except that Mobile Food Vendor's in the Historic District Overlay shall be allowed on school property, museum property, church property, and public property subject to section 8-117(h).

Multiple Family Residential (Section 3.120)
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Restaurant
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
Short-term Rental Unoccupied: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Accessory: (With a STR permit and adherence to Section 5.401)
Short-term Rental, B & B: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Facility: (With a STR permit and adherence to Section 5.401)
Property Development Standards shall be in accordance with the R3 Development Regulations (Section 3.120)
Corporate Housing (Section 5.401)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Business or Trade School
Business Support Services
Commercial Off-Street Parking
Communications Services
Condominium Residential (section 7.610)
Custom Manufacturing
Drive through Facilities associated with any use
Duplex Residential
Food Sales
Funeral Services
Horticulture
Hospital Services (Limited)
Hotel/Motel
Indoor Entertainment
Indoor Sports and Recreation
Medical Offices
Outdoor Entertainment
Outdoor Sports and Recreation
Single Family Residential (Detached)
Townhouse Residential (section 7.610)

Transportation Terminals
Single Family Residential (detached)- new construction or after cessation of use other than residential Group Residential
Short-term Rental, Condominium (Section 5.401)

~~Uses permitted with a Bed and Breakfast Compliance Use Permit:~~

~~Bed and Breakfast~~

~~Conditions under which a permit will be issued:~~

- ~~-Compliance with provisions of section 5.401, and~~
- ~~-Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and~~
- ~~-Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of CBD, and~~
- ~~-Density shall comply with the provisions of the Multi-Family Residential District (R-3)~~
- ~~-One off street parking space for each Bed and Breakfast unit in addition to those required for other uses~~
- ~~-Lots may be combined to permit more than eight separate lodging units on contiguous property with a Conditional Use Permit~~
- ~~-Compliance with other R-3 regulations~~

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the CBD District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet

Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 0 feet
Street Side Yard	Minimum Required Setback, 0 feet
Interior Side Yard	Minimum Required Setback, 0 feet; or 10 feet when adjacent to R1, R1A, or R5 zoning districts. *
Rear Yard	Minimum Required Setback, 0 feet; or 10 feet when adjacent to R1, R1A, or R5 zoning districts. *
Maximum Impervious Coverage	90%
Maximum Building Coverage	
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulation	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Accessory Building Regulations	Section 8.200
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, or R5

* ~~10 feet when adjacent to R-1 or R-5~~

(Ord. No. 23-007, 5-20-2013; Ord. No. 23-014, 9-16-2013; Ord. No. 25-004, 5-4-2015; Ord. No. 2019-11, § 3, 4-15-2019)

Sec. 3.500. - HO: HISTORIC OVERLAY.

Intent

This zone is intended to encompass that portion of the City with historic resource value. The area within the Historic District is subject to the requirements of two ~~land use designations~~ sets of development standards:

1. the underlying zoning district designation development standards; and
2. and the historic characteristics of the district. All exterior construction, restoration, alteration or demolition within the district are subject to the provisions of the Historic Preservation Ordinance.

~~Principal Permitted Uses~~

~~Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:~~

Administrative and Business Office	Liquor Sales
Administrative Services	Local Utility Services
Arts and Crafts	Medical Offices
Business or Trade School	Outdoor Entertainment
Business Support Services	Outdoor Sports and Recreation
Club or Lodge	Park and Recreation Services
Cocktail Lounge	Personal Improvement Services
Commercial Off-Street Parking	Personal Services
Consumer Convenience Services	Pet Services
Consumer Repair Services	Postal Facilities
Cultural Services	Private Primary Educational Facilities
Day Care Services	Private Secondary Educational Facilities
Duplex Residential	Professional Offices
Financial Services	Public Primary Educational Facilities

Food Sales	Public-Secondary-Educational-Facilities
General Retail Sales	Religious-Assembly
Hospital Services (limited)	Restaurant
Indoor Entertainment	Safety Services
Indoor Sports and Recreation	Single Family Residential (Detached)
Laundry Services	

-

~~Uses Permitted Subject to Conditional Use Permit~~

~~The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.~~

College and University Facilities	Group Residential
Communications Services	Guidance Services
Community Recreation	Horticulture
Condominiums (Section 7.610)	Hotel/Motel
Detention Facilities	Multiple Family Residential
Drive-In/Fast Food	Townhouse Residential (Section 7.610)
Drive-Through Facilities associated with any use	Transportation Terminal
Funeral Services	

-

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all [of the development standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height.](#) [for the underlying zoning district, the Historic Preservation](#)

[Ordinance, and the Historic Design Guidelines/Standards](#)^[1]. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Lot Area - The minimum lot area shall be as provided in any underlying zone or as may be required upon approval of a Conditional Use Permit.

Lot Dimensions - Shall be as provided in any underlying zone, or as may be required upon approval of a Conditional Use Permit.

Yards - Each lot shall have front, side and rear yards extending across the full widths and lengths of the lot as may be required in the underlying zone, or as may be required upon approval of a Conditional Use Permit.

Height Regulations - Section 7.500.

Fences, Walls and Visibility - Section 7.530.

Parking - Section 7.800.

Temporary/Accessory Building Regulations - Section 8.000.

Historic Preservation Ordinance

Signs - Sign Ordinance

Sec. 3.510. - HSD: HISTORIC SHOPPING DISTRICT OVERLAY.

Intent.

This zone is intended to encompass that portion of the City which constitutes the in-town historic shopping and tourist area. The area within the District is subject to the requirements of the underlying zoning district, the Historic Overlay District, if within its defined area, and the requirements of this Historic Shopping District.

Principal Permitted Uses

See uses listed in the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using the review and evaluation criteria of Section 5.460. See the uses listed for the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using review and evaluation criteria in Sections 5.460 and 5.461. Any Standardized Business may be located in the Historic Shopping District subject to a Conditional Use Permit as provided in Section 5.400 using the review and evaluation criteria set forth in Sections 5.460 and 5.461.

~~Bed and Breakfast is allowed if the same is in compliance with all Central Business District Bed and Breakfast regulations EXCEPT~~

-A Conditional Use Permit is required for any new construction of [any type of STR, if located on the](#) first floor ~~Bed and Breakfast unit~~, and the review and evaluation criteria of section 5.461 shall be used as applicable.

For the purpose of this section, the following definitions shall apply:

- A. Historic Shopping District shall be all properties generally located between Elk Street and Acorn Street including the properties fronting on both sides of Acorn Street, and between San Antonio Street including the properties fronting on both sides of such street, and Austin Street including the properties fronting on both sides of such street, as they are depicted on the map of the area attached to this ordinance.
- B. Standardized Business shall mean a business which is required by contractual or other arrangement or affiliation to maintain one or more of the following items: standardized ("formula") array of services and/or merchandise, trademark, logo, signs, service mark, symbol, decor, architecture, layout, uniform, menu, or similar standardized features and which causes it to be substantially identical to more than ten other businesses regardless of ownership or location at the time the application therefor is completed. Standardized Businesses can include, but are not limited to: restaurants, retail stores, banks, sales offices, spas, hair and nail salons, art galleries, and hotel/motel/inn/~~bed and breakfast~~[any short-term rental](#) establishments. A statement made under oath, and subject to penalties for perjury concerning the status as a standardized business shall be submitted with the application for Conditional use permit, along with any other reasonable proof required by the person administering the City's Zoning ordinance.

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

- [A.] Lot Area - The minimum lot area shall be as provided in any underlying zone or as may be required upon approval of a Conditional Use Permit.

- B. Lot Dimensions - Shall be as provided in any underlying zone, or as may be required upon approval of a Conditional Use Permit.
- C. Yards - Each lot shall have front, side and rear yards extending across the full widths and lengths of the lot as may be required in the underlying zone, or as may be required upon approval of a Conditional Use Permit.
- D. Height Regulations - Shall be as provided in the underlying zoning District.
- E. Fences, Walls and Visibility - Section 7.530.
- F. Parking - The standards of Section 7.800 shall apply.
- G. Temporary/Accessory Building Regulations - Section 8.000.
- H. Historic Preservation Ordinance.
- I. Signs - Sign Ordinance.

(Ord. No. 18-002, § 3.510, 4-21-2008; Ord. No. 19-005, § 3.510, 4-20-2009; Ord. No. 23-014, 9-16-2013)

Sec. 3.800. - MU-1: MIXED USE - INFILL.

Intent

This zone represents an effort to provide a zoning category for properties outside of the main commercial area, which are large enough and located in proximity to the core of the city to provide for a mix of uses, and that are intended to be pedestrian and bicycle oriented. Features for consideration include a balanced mix of uses, connectivity of uses, compactness, compatibility with town character or traditional context, reduced parking, good pedestrian and bicycle access.

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Administrative Services
Arts and Crafts
Business Support Services
Club or Lodge
Cocktail Lounge
College or University Facilities
Community Recreation
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Cultural Services
Custom Manufacturing
Day Care Services
Financial Services

Food Sales
Group Residential
General Retail Sales
Hotel/Motel
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Medical Offices
Mobile Food Establishments
Outdoor Entertainment
Outdoor Sports and Recreation
Park and Recreation Services
Personal Improvement Services
Personal Services
Pet Services
Professional Offices

Religious Assembly
Restaurant - Drive-In/Fast Food
Restaurant - Limited
Retail Sales - Limited
Shopping Center
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential
Short-term Rental, Unoccupied (Section 5.401)
Short-term Rental, Accessory (Section 5.401)
Short-term Rental, B & B (Section 5.401)
Short-term Rental, Facility (Section 5.401)
Property Development Standards shall be in accordance with the R3 Development Regulations (Sec 3.120)
Corporate Housing (Section 5.401)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Automobile Rentals

Business or Trade School
Condominium Residential (Section 7.610)
Convenience Storage
Outdoor Sports and Recreation
Drive through or Drive-in facilities associated with any use
Group Residential
Guidance Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Transportation Terminals
Short-term Rental, Condominium: (With a STR permit and adherence to Section 5.401)

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the MU-1 District shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 75 feet

Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet; or 10 feet when adjacent to residential zoning districts; or JL1 15 feet for 2 story structures, when adjacent to residential zoning districts. JL2 *
Rear Yard	Minimum Required Setback, 0 feet; or 15 feet when adjacent to residential zoning districts; or JL3 25 feet for 2 or more stories, when adjacent to residential zoning districts. JL4 *
Maximum Impervious Coverage	80%
Maximum Building Coverage	Percent of Lot Area, 75%
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900

Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance

~~*25 feet when adjacent to residential zoning district~~

Additional Special Site and Development Regulations:

1. All Entry Corridor Standards and Guidelines shall apply to development within the MU-1 District, with the following modifications:
 - a. New designs shall be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.
 - b. If a shed roof or flat roof design is used, a parapet wall shall be added to screen the roof.
 - c. When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.
 - d. Faux windows and similar details are not appropriate articulation.
 - e. Signs shall integrate into building and site design so they do not appear as an afterthought.
 - f. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.
 - g. The front door shall connect to the sidewalk along the entry corridor.
 - h. Light fixture style and location shall be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style shall be consistent throughout the project.
 - i. Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures shall be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.
 - j. All roof-top equipment shall be screened from entry corridors, side streets, plazas and parks.
 - k. Parking shall be located behind buildings or on the side. Parking in front of buildings may be permitted, subject to a Conditional Use Permit as provided for in section 5.400.
2. Shared access for pedestrians and vehicles shall be provided between properties and uses.
3. Pedestrian circulation will be given priority over vehicular access.
4. A drive-thru associated with any use shall be oriented away from any adjacent residential.
5. Exterior amplified sound associated with any use shall be prohibited when adjacent to single family residential use.
6. Required parking may be reduced by up to 25 percent if development can demonstrate that the mix of uses do not conflict with one another.
7. Residential density for townhomes, condominiums and multi-family dwellings may be increased by 25 percent if utilized above the ground floor level and combined with other permitted uses.

8. Outdoor storage shall be prohibited.
9. Outdoor display of merchandise shall be limited to 10 percent of the lot area, and shall be maintained in a neat and orderly manner.
10. Screening shall be required where parking is located adjacent to a residential use.
11. Building setbacks may be reduced by 25 percent when a minimum of three different uses are included, provided that one of the uses is residential.

(Ord. No. 2019-13, § 1, 5-6-2019; Ord. No. 2019-11, § 6, 4-15-2019)

Sec. 3.810. - MU-2: MIXED USE - CORRIDOR.

Intent

This zone represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed use opportunities. The policy of allowing this mix of uses along major roadways supports a change in development from a pattern of older commercial structures to new projects with a variety of uses, including mixed use within an individual building project or building.

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Administrative Services
Arts and Crafts
Business Support Services
Club or Lodge
Cocktail Lounge
College or University Facilities
Community Recreation
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Cultural Services
Custom Manufacturing
Day Care Services

Financial Services
Food Sales
Group Residential
General Retail Sales
Hotel/Motel
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Medical Offices
Mobile Food Establishments
Outdoor Sports and Recreation
Park and Recreation Services
Personal Improvement Services
Personal Services
Pet Services
Professional Offices

Religious Assembly
Restaurant - Drive-In/Fast Food
Restaurant - Limited
Restaurant
Retail Sales - Limited
Shopping Center
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential
Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Accessory: (With a STR permit and adherence to Section 5.401)
Short-term Rental, B & B: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Facility: (With a STR permit and adherence to Section 5.401)
Property Development Standards shall be in accordance with the R3 Development Regulations (Sec 3.120)
Corporate Housing: (With a STR permit and adherence to Section 5.401)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Automobile Rentals
Business or Trade School
Condominium Residential
Convenience Storage
Outdoor Sports and Recreation
Drive through or Drive-in facilities associated with any use
Group Residential
Guidance Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Transportation Terminals
Short-term Rental, Condominium: (With a STR permit and adherence to Section 5.401)

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the MU-2 District shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 10,000 Square feet

Lot Width	Minimum Lot Width, 100 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet; or 10 feet when adjacent to residential zoning districts; or JL1 15 feet for 2 story structures, when adjacent to R1, R1A, or R5 zoning districts. JL2 *
Rear Yard	Minimum Required Setback, 0 feet; or 15 feet when adjacent to residential zoning districts; or JL3 25 feet for 2 or more stories, when adjacent to residential zoning districts. JL4 *
Maximum Impervious Coverage	75%
Maximum Building Coverage	Percent of Lot Area, 65%
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800

Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance

~~*25 feet when adjacent to Residential zoning district~~

Additional Special Site and Development Regulations:

1. All Entry Corridor Standards and Guidelines shall apply to development within the MU-2 District, with the following modifications:
 - a. New designs shall be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.
 - b. If a shed roof or flat roof design is used, a parapet wall shall be added to screen the roof.
 - c. When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.
 - d. Faux windows and similar details are not appropriate articulation.
 - e. Signs shall integrate into building and site design so they do not appear as an afterthought.
 - f. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.
 - g. The front door shall connect to the sidewalk along the entry corridor.
 - h. Light fixture style and location shall be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style shall be consistent throughout the project.
 - i. Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures shall be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.
 - j. All roof-top equipment shall be screened from entry corridors, side streets, plazas and parks.
 - k. Parking shall be located behind buildings or on the side. Parking in front of buildings may be permitted, subject to a Conditional Use Permit as provided for in section 5.400.
2. Shared access for pedestrians and vehicles shall be provided between properties and uses.
3. Pedestrian circulation will be given priority over vehicular access.
4. A drive-thru associated with any use shall be oriented away from any adjacent residential.
5. Exterior amplified sound associated with any use shall be prohibited when adjacent to single family residential use.

6. Required parking may be reduced by up to 25 percent if development can demonstrate that the mix of uses do not conflict with one another.
7. Residential density for townhomes, condominiums and multi-family dwellings may be increased by 25 percent if utilized above the ground floor level and combined with other permitted uses.
8. Outdoor storage shall be prohibited.
9. Outdoor display of merchandise shall be limited to 10 percent of the lot area, and shall be maintained in a neat and orderly manner.
10. Height may be increased to four stories above grade, with a maximum height of 54 feet, if a minimum of three different uses are included and structured parking is proposed within a single development, and subject to a Conditional Use Permit as provided for in section 5.400.
11. Screening shall be required where parking is located adjacent to a residential use.
12. Building setbacks may be reduced by 25 percent when a minimum of three different uses are included, provided that one of the uses is residential.

(Ord. No. 2019-14, § 1, 4-15-2019)

SECTION 4

USE CLASSIFICATION

Sec. 4.400. - GENERAL DESCRIPTION OF RESIDENTIAL USE TYPES.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis.

CONDOMINIUM RESIDENTIAL

The use of a site for four or more dwelling units intended for separate ownership, together with common area serving all dwelling units.

DUPLEX RESIDENTIAL

The use of site for two dwelling units, within a single building, other than a manufactured home.

SINGLE FAMILY RESIDENTIAL (DETACHED)

The use of a site for only one dwelling unit, other than a manufactured home. [This use also includes Short-term Rental, Unoccupied, Short-term Rental, Accessory, Short-term Rental, B&B, and Short-term Rental, Condominium definitions.](#)

GROUP RESIDENTIAL

The use of a site for residential occupancy of living accommodations by groups of more than six (6) persons not defined as a family, on a weekly or longer basis. Typical uses include occupancy of fraternity or sorority houses, dormitories, residence halls, or boarding houses or assisted living facilities.

MANUFACTURED HOME RESIDENTIAL

A dwelling that is manufactured in one or more modules at a location other than the homesite and which is designed as a residence when the modules are transported to the homesite, and the modules are joined together and installed on a permanent foundation system or tied down in accordance with the appropriate Code requirements. Manufactured residence construction shall be in accordance with the *Texas Manufactured Housing Standards Act* and shall include the plumbing, heating/air conditioning and electrical systems to be contained in the structure. The term manufactured home or residence shall not mean nor apply to a mobile home as defined in the *Texas Manufactured Housing Standards Act*, nor is it to include building modules incorporating concrete or masonry as a primary component.

MULTIPLE FAMILY RESIDENTIAL

The use of a site for three or more dwelling units, within one or more buildings. [This use also includes Short-term Rental, Facility definitions.](#)

TOWNHOUSE RESIDENTIAL

The use of a site for two or more townhouse dwelling units, constructed with common or abutting walls and each located on a separate ground parcel within the total development site, together with common area serving all dwelling units.

Sec. 4.500. - GENERAL DESCRIPTION OF COMMERCIAL USE TYPES.

Commercial use types include the sale, rental, service, and distribution of goods, and the provisions of services other than those classified as industrial or Civic Uses.

ADMINISTRATIVE AND BUSINESS OFFICES

Offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

AGRICULTURAL SALES AND SERVICES

Establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods of in the provision or agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include hay, feed and grain stores and tree service firms.

ARTS AND CRAFTS

Goods which are custom produced in small quantities, often one of a kind. The use may include the sale or production of same or may be a place where a small number of persons are engaged in arts and crafts activities in a class or studio; provided that the area encompassing arts and crafts use shall not exceed 2500 square feet. Examples include galleries, arts and crafts studios, custom tailoring and dressmaking shops, retail art supplies and hobby materials, florist shops, photographic studios, picture framing shops and arts and crafts schools.

AUTOMOTIVE AND EQUIPMENT SERVICES

Establishments or places or businesses primarily engaged in automotive related or heavy equipment sales and services. The following are automotive and equipment use types:

Automotive Washing. Washing and cleaning of automobiles and related light equipment. Typical uses include auto laundries or car washes.

Service Station. Provision of fuel, lubricants, parts and accessories, and incidental services to motor vehicles.

Commercial Off-Street Parking. Parking of motor vehicles on a temporary basis within a private owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or commercial parking garages.

Automotive Rentals. Rental of automobiles, non-commercial trucks, trailers and recreational vehicles, including incidental parking and servicing of vehicles available for rent or lease. Typical uses include auto rental agencies, trailer rental agencies and taxicab parking and dispatching.

Automotive Sales. Sale or rental of automobiles, non-commercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, boat, trailer and recreational vehicle dealerships.

Equipment Sales. Sale or rental of trucks, tractors, construction equipment, agriculture implements, manufactured homes, and similar heavy equipment, including incidental storage, maintenance and servicing. Typical uses include truck dealerships, construction equipment dealerships, manufactured home dealerships and sales (but specifically excluding dismantling or salvaging of vehicles).

Automotive Repair Services. Repair of automobiles non-commercial trucks, motorcycles, motor homes, recreational vehicles or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities (but specifically excluding dismantling or salvaging of vehicles).

Equipment Repair Services. Repair of trucks, tractors, construction equipment, agriculture implements and similar heavy equipment. Typical uses include truck repair garages, trucking yard terminals, tractor and farm implement repair services and machine shops (but specifically excluding dismantling or salvaging of vehicles).

Vehicle Storage. Long term storage of operating or non-operating vehicles. Typical uses include storage of private parking towaways or impound yards, (but specifically excluding dismantling or salvaging of vehicles).

BUILDING MAINTENANCE SERVICES

Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance or window cleaning services.

BUSINESS SUPPORT SERVICE

Establishments or places of business primary engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business repair shops, hotel equipment and supply firms.

BUSINESS OR TRADE SCHOOL

A use providing education or training in business, commerce, language or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university or public or private educational facility.

CAMPGROUND

Campground facilities providing camping and/or parking areas and incidental services for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks.

COCKTAIL LOUNGE

Establishments or places of business engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges and similar uses other than a restaurant as that term is defined herein.

COMMERCIAL RECREATION

Establishments or places of business primarily engaged in providing sports, entertainment, or recreation for participants or spectators. The following are commercial recreational use types:

Indoor Sports and Recreation. Uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, penny arcades, electronic video games and indoor racquetball courts.

Outdoor Sports and Recreation. Uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts and outdoor racquetball courts.

Indoor Entertainment. Predominately spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls.

Outdoor Entertainment. Predominately spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

COMMUNICATION SERVICES

Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excluding those classified as Major Utility Facilities. Typical uses include television studios, telecommunication service centers, telegraph service offices, film recording, sound recording and cable television operations.

CONSTRUCTION SALES AND SERVICES

Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but excluding retail sale of paint, fixture and hardware, and those classified as one of the Automotive and Equipment Service use types. Typical uses include building materials stores, tool and equipment rental or sales, building, plumbing, electrical or mechanical contractors.

CONSUMER CONVENIENCE SERVICES

Establishments which provide services, primarily to individuals, of a convenient and limited nature, often in access-controlled facilities which make twenty-four (24) hour operations possible. Typical uses include the renting of private postal and safety deposit boxes to individuals and automated banking machines.

CONSUMER REPAIR SERVICES

Establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excluding Automotive and Equipment Service use types. Typical uses include appliance repair shops, watch or jewelry repair shops or musical instrument repair shops.

CONVENIENCE STORAGE

Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehousing and mini-storage units.

CONVENIENCE STORE/SELF SERVICE GASOLINE

An establishment engaged in the sale of food, beer, wine, household products and self-serve gasoline retail sales limited to three (3) multiple service dispensers or pumps units within one (1) service island, with one (1) canopy cover.

DRIVE THROUGH FACILITIES

Facilities provided by an establishment or place of business for the purpose of allowing a customer, or patron, to transact business, whether it be pick-up, drop-off, ordering or service, from a motor vehicle.

EXTERMINATING SERVICES

Services related to the eradication and control of rodents, insects and other pests, with incidental storage on lots other than where the service is rendered.

FINANCIAL SERVICES

Establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities and similar services.

FOOD SALES

Establishments or places of business primarily engaged in the retail sale of food (with incidental sale of beer and wine) for home consumption or household products. Typical uses include groceries, delicatessens, meat markets, retail bakeries, candy shops and ice cream parlors. Restaurants are specifically excluded from this definition.

FUNERAL SERVICES

Establishments engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

GENERAL RETAIL SALES

Sale or rental of commonly used goods, and merchandise for personal or household use, but excluding those classified more specifically in Section 4.500. Typical uses include department stores, apparel stores, furniture stores and establishments providing the following products or services: household cleaning and maintenance products, drugs, cards, stationary, notions, books, tobacco products, cosmetic and specialty items; flowers, plants, hobby materials, toys and hand-crafted items; apparel, jewelry, fabrics and like items; cameras, photography services, household electronic equipment, sporting equipment, kitchen utensils, home furnishings and appliances, art supplies and framing, arts, antiques, paint and wallpaper, carpeting and floor covering, interior decorating services, office supplies, bicycles and auto parts (inside a building with no repair services).

HOTEL-MOTEL

Lodging services involving the provision of room and/or board. Typical uses include hotels, motels and inns.

KENNELS

Boarding and care services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels and dog training centers.

LAUNDRY SERVICES

Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plants, diaper services or linen supply services.

LIQUOR SALES

Establishments or places of business engaged in retail sale for consumption off the premises of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sale of liquor, beer or wine for off-site consumption.

MEDICAL OFFICES

A use providing consultation, diagnosis, therapeutic, preventive or corrective personal treatment services by doctors, dentists, medical and dental laboratories and similar practitioners of medical and healing arts for humans licensed for such practice by the State of Texas.

PAWN SHOP SERVICES

A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.

PERSONAL IMPROVEMENT SERVICES

Establishment or places of business primarily engaged in providing informational, instructional, personal improvement and similar services of a non-professional nature. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handcraft and hobby instructions.

PERSONAL SERVICES

Establishments or places of business primarily engaged in providing frequently or recurrently needed services of a personal nature. Typical uses include beauty salons, barber shops, seamstresses, tailors, shoe repair shops, dry cleaning pick-up station services and coin operated laundries.

PET SERVICES

Retail sales, veterinarian services, grooming and boarding when totally within a building, of dogs, cats, birds, fish and similar small animals customarily used as household pets. Typical uses include pet stores, small clinics, dog bathing and clipping salons and pet grooming shops but excluding uses for livestock and large animals.

PROFESSIONAL OFFICE

A use providing professional or consulting services in the fields of law, architecture, design engineering, accounting and similar professions.

RESEARCH SERVICES

Establishments primarily engaged in research of an industrial or scientific nature but excluding product testing. Typical uses include electronics research laboratories, space research and development firms and pharmaceutical research.

RESTAURANT - DRIVE-IN/FAST FOOD

A chain and/or franchise restaurant which may include but not limited to two or more of the following characteristics:

The product is primarily intended for immediate consumption and is available upon short waiting time.

The product is prepared, packaged, or presented in such a manner that it can be readily eaten outside the premises where it is sold.

The facilities for on-premises consumption of food and insufficient for the volume of food sold.

The building floor area devoted to food preparation and serving is greater than the building floor area devoted to dining.

The restaurant is affiliated by agreement with two (2) or more similar restaurants by common ownership, common name, common product, common process and common building architecture.

RESTAURANT

A use engaged in the preparation and retail sale of food and beverages, including sale of alcoholic beverages when conducted as an accessory or secondary feature and producing less than fifty (50) percent of the gross income. A restaurant may include live entertainment with amplified sound. Typical uses include restaurants, coffee shops, dinner houses and similar establishments with incidental alcoholic beverage service.

SCRAP AND SALVAGE SERVICES

Places of business primarily engaged in the storage, sale, dismantling or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junkyards or salvage yards.

SHOPPING CENTER OR MALL

An integrated grouping of commercial activity, primarily of a retail and personal service nature, in a building complex having the individual establishments joined by a common covered pedestrian mall or walkway.

STABLES

Boarding, breeding or raising of horses not owned by the occupants of the premises or riding of horses by other than the occupants of the premises or their non-paying guests. Typical uses include boarding stables or public stables.

VETERINARY SERVICES

Veterinary services and hospitals for animals. Typical uses include pet clinics, dog and cat hospitals and veterinary hospitals for livestock and large animals.

Sec. 5.400. CONDITIONAL USE PERMIT.

The purpose of this procedure is to provide for review and discretionary approval of uses typically having unusual site development features or unique operating characteristics requiring special consideration so that they may be located, designed, and operated compatibly with uses on surrounding properties and within the City at large. The Conditional Use Permit process is intended to encourage broad public review and evaluation of site development features and operating characteristics and to ensure adequate mitigation of potentially unfavorable impacts.

A. Review and Evaluation Criteria: The Planning and Zoning Commission shall make the following determinations prior to forwarding a recommendation to the City Council. Before it can grant a change of Comprehensive Land Use Plan designation, the City Council must confirm the findings.

1. The property affected by the request is adequate in size and shape to facilitate those uses normally associated with the requested designation.
2. The property affected by the request does not exceed the capabilities of the infrastructure.
3. The request will have no adverse effect on any property within six hundred (600) feet of the affected property.
4. The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan.
5. The request, together with the applicable conditions, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
6. Conformity with applicable regulations and standards established by the Zoning Regulations.
7. Compatibility with existing or permitted uses on abutting sites or within the area of the proposed use, and the relation between the proposed use and the following:
 - i. Access and Circulation
 - ii. Adjacent street network
 - iii. Buffers
 - iv. Setbacks
 - v. Arrangements of Buildings, Usages and Access Management
 - vi. Drainage improvement/grading plan
 - vii. Driveways
 - viii. Lot arrangements
 - ix. Parking Areas

x. Permanence of use and availability of alternate uses

B. Additional Review and Evaluation Criteria for Short-term Rentals:

1. The property affected by the request is within 500 feet of a commercial zoning district.
 2. The property affected by the request would provide a buffer between traditional single-family uses and commercial areas.
 3. The property affected by the request is located in an area that is transitioning into a short-term rental area, with multiple STRs in operation, and due to the location and proximity to commercial areas continued transitions to short-term rentals would be appropriate.
 4. The property affected by the request is not located in an area within 500 feet of a commercial district and multiple STRs are located in the vicinity. Additional STRs within the area may not be appropriate.
 5. The property affected by the request is not located in an area within 500 feet of a commercial district but the majority of properties within the vicinity are STRs. Additional STRs within the area may be appropriate.
 6. The property affected by the request is not within 500 feet of a commercial district and no other STRs are located in the vicinity. Additional STRs within the area would not be appropriate.
-

Sec. 5.401. - Additional requirements for ~~bed and breakfast~~short-term rental uses.

General Requirements: All ~~Bed and Breakfast~~short-term rental use facilities shall be subject to the following additional requirements to those set forth otherwise in the City of Fredericksburg's Ordinances:

1. ~~A.~~ Food Service:

- a. Only overnight guests may be served meals except in zones permitting restaurant use.
- b. Such meals shall be limited to continental-type breakfast consisting of pastries prepared by a licensed provider, milk, cereal, fruit, fruit juice and coffee unless the facility meets the State of Texas and Gillespie County Health Division requirements for commercial food service.

2. ~~B.~~ Signs:

- a. All signs must comply with the City's Sign Ordinance (~~Currently Chapter 29 of the Code of Ordinances.~~) A two (2) square foot nameplate may be attached to the structure.

3. ~~C.~~ Americans with Disabilities Act (ADA) and the 2012 Texas Accessibility Standards (TAS):

- a. All short-term rental ~~Bed and Breakfast~~ facilities must comply with all Federal, State of Texas, and City of Fredericksburg building codes for existing or new construction, as applicable, including ADA and TAS standards.

4. ~~D.~~ Bed and BreakfastShort-term rental, facilities-uses shall comply with the regulations for Fire Protection set forth in the appropriate NFPA 101 Life Safety Code and the International Construction Codes, the latest version adopted by the City at the time of construction or conversion to short-term rental ~~Bed and Breakfast~~ use using the "Lodging and Rooming Houses" regulations.

a. Exceptions:

- i. Short-term Rental, Unoccupied, Short-term Rental Accessory, and Short-term Rental, B&B shall not be required to install automatic sprinkler systems..[11]

5. ~~E.~~ External lighting:

- a. All external lighting shall be shielded from adjoining properties and comply with the City's Outdoor Lighting ordinance set forth in Article XV of Chapter 5 (Buildings and Building Regulations) of the City Code of Ordinances.

6. ~~F.~~ All functions such as weddings, parties or other gatherings shall be limited to Commercial Zoning Districts. Occupancy: Max occupancy shall be as follows:

- a. Up to 4 bedrooms, shall be limited to two (2) overnight occupants per bedroom, plus two (2) overnight guests, but in no case shall exceed ten (10) total overnight occupants.

- b. 5 or more bedrooms shall be limited to two (2) overnight occupants per bedroom and no overnight guests

- i. Additional guest beds may be placed in bedrooms that sleep two (2) occupants, provided that the bedroom has at least fifty (50) square feet of bedroom area for each occupant, and the maximum occupancy limit is not exceeded.

7. R1 Zoning Districts

- a. Short-term Rental, Accessory: may be permitted, provided the lot is greater than 10,000 square feet and the property owner's principal residence (as evidenced by a current residence homestead exemption filed with the Gillespie Central Appraisal District).

- b. The Short-term Rental, Accessory structure shall not be larger than the main or primary structure on the property and shall meet all other City regulations and ordinances.

8. Historic Overlay District

- a. Properties located in the Historic Overlay District, with an R2 zoning designation, shall be developed in accordance with the development standards of the base zoning district and all other City regulations and ordinances, subject to the following restriction:
 - i. Density shall be in accordance with the base zoning district, except that the number of STR structures shall be limited to a maximum of one (1) structure per five thousand (5,000) square feet of land.
 - ii. Commercially zoned properties in the Historic Overlay District shall be developed in accordance with the base zoning district and all other City regulations and ordinances.

9. Utilities

- a. Short-term, Accessory and Short-term Rental, B&B uses
 - i. Shall be served by a single water and electrical meter.
- b. Short-term Rental, Condominium and Short-term Rental, Facilities
 - i. Shall be served by a master meter and may be sub-metered on the property owners' lot(s).

10. Trash & Solid Waste

- a. Each STR shall provide a minimum of ninety-six-gallons (96 gals) of bulk garbage container capacity, or equivalent, for every four (6) occupants, based on the maximum permitted occupancy for the STR.

11. Quiet Hours

- a. Each STR use shall have signage posted in a prominent location in the rear yard or other common gathering area, providing the occupants and guests with notice of the Nighttime Hours, as set forth in Section 20-207 of the City's Noise and Sound Level Regulation ordinance

12. Permitting: It shall be unlawful for any person or entity to rent, or offer to rent, any Short-term Rental without a valid Short-term Rental Permit issued under this Section 5.401.

- a. A separate Short-term Rental Permit application and application fee must be submitted for each individual Short-term Rental dwelling unit.
 - i. An applicant shall apply for a Short-term Rental Permit using a format and method promulgated by the City Manager or his/her designee. The application form shall require, at a minimum, the following information from applicants:
 1. The name, address, email and telephone number of the Owner of the Short-Term Rental.
 2. The name, address, email and telephone number of the Operator of the Short-Term Rental.
 3. The name, address, email and 24-hour telephone number of the Local Contact Person.
 4. The name and address of the Short-Term Rental.
 5. The number of bedrooms and the proposed overnight and daytime occupancy limit of the Short-Term Rental.
 6. A site plan showing the proposed layout of the property use and any on-site parking available for the Short-Term Rental.

iv. The location of any on-site and off-site parking spaces available for Guests;
1. The owner must limit guests' vehicles to the number of off-street parking spaces provided. The number of permitted vehicles shall be included on any advertisement of the rental unit.

v. The overnight and daytime occupancy limits;

vi. Instructions to Guests concerning disposal of garbage and handling of garbage containers;

vii. Notification that the Guests are responsible for compliance with all applicable laws, rules and regulations pertaining to the use and occupancy of the Short-Term Rental, and that Guests may be fined by the City for violations of this Article; and

b. The Operator shall operate a Short-Term Rental in compliance with the following:

i. Zoning regulations prescribed for the zoning district in which such Short-Term Rental is located, set forth in Appendix B of the Code of Ordinances.

ii. City of Fredericksburg Sign Ordinance, as applicable, set forth in Chapter 29 of the Code of Ordinances and as allowed in Sec. 5.401(2)(a) above.

iii. Maximum occupancy limits prescribed in this ordinance, or by the City Fire Marshal pursuant to the International Fire Code as adopted in Chapter 17 of this Code of Ordinances, whichever is lower.

iv. City of Fredericksburg Hotel Occupancy Tax Ordinance, set forth in Chapter 41 of this Code of Ordinances.

v. City of Fredericksburg Noise and Sound Level Regulation Ordinance, set forth in Chapter 20 of this Code of Ordinances.

vi. City of Fredericksburg Garbage Collection Ordinance, set forth in Chapter 32 of this Code of Ordinances and as required in Sec. 5.401(10)(a) above.

vii. During any period when a Short-Term Rental is occupied or intended to be occupied by Guests, the Local Contact Person shall be available 24 hours per day for the purpose of responding to concerns or requests for assistance related to the condition, operation, or conduct of Guests of the Short Term Rental.

1. The Local Contact Person shall respond within 60 minutes of being notified of concerns or requests for assistance regarding the condition, operation, or conduct of Guests of the Short-Term Rental, and shall take immediate remedial action as needed to resolve such concerns or requests for assistance.

2. Failure to respond in the required timeframe shall be a violation of this ordinance.

c. Any advertisement that promotes the availability of a Short-Term Rental, listed in any medium, including but not limited to newspaper, magazine, brochure, website, or mobile application, shall include the current Short Term Rental Permit number assigned by the City and the number of available parking spaces provided for each rental unit.

14. Notification of complaints

a. Complaints related to the operation of a Short-Term Rental, including but not limited to complaints concerning noise, garbage, parking, and disorderly conduct by Guests, shall be reported to the City Code Enforcement office.

i. When the City's Code Enforcement Officer is unavailable, all calls shall be directed to the City's Police Department.

- ii. Any noise complaints, after 10:00 p.m. shall be directed to the City's Police Department.

15. Compliance and Penalty Provisions^[JL4]

- a. It shall be unlawful for any person or entity to violate any provision of this Article. Proof that a violation of this Article occurred at a Short Term Rental shall create a rebuttable presumption that the Owner of said Short Term Rental committed the violation.
 - i. Any violation of this Article is a Class C misdemeanor offense, and upon conviction, shall be punished by a fine as set forth in Section 1-6 of this Code of Ordinances.
 - ii. Prosecution under this Article shall not require the pleading or proving of any culpable mental state.
 - iii. Penalties provided for in this Article are in addition to any other criminal or civil remedies that the City may pursue under federal, state, or local law.
 - iv. Any property operating as an STR, without a permit, shall be prohibited from receiving an STR permit for a minimum of one (1) year.
- b. Fines
 - i. Fines (to be determined at a later date by City Council).
 - ii. Permits shall be revoked for a period of 90 days on the 6th violation in a calendar year.

16. Permit Suspension, Revocation, or Fines; Appeal^[JL5]

- a. Fines for violations of the City's Zoning Code regarding the operation of short-term rental units within the City shall be as follows:
 - i. (to be determined at a later date by City Council).
- b. Upon conviction for a violation of this Article, the City may suspend or revoke any Short-Term Rental Permit issued for the same Short Term Rental where the violation occurred. The City shall notify an Owner of a suspension or revocation under this Section in writing, delivered by Certified Mail, Return Receipt Requested, and mailed to the address of the Owner as set forth on the most recent Short Term Rental Permit application submitted to the City.
- c. An Owner may appeal a notice of suspension or revocation under this Section by filing a written appeal with the City Manager within ten business days following the date said notice was deposited in the U.S. Mail. Following a timely filing of an appeal hereunder, the Owner may present evidence to the City Manager related to the suspension or revocation under this Section. Following the City Manager's final decision on appeal, the Owner may appeal an adverse decision of the City Manager by filing a written appeal with the City Council within five business days following the date of the City Manager's final decision.

(Ord. No. 23-014, 9-16-2013)

Sec. 6.110. Continuance of a Nonconforming Use.

Residential Districts

Enlargement. A non-conforming use shall not be enlarged, expanded, extended or changed, [without the approval of a Conditional Use Permit \(CUP\)](#).

Conversions. A non-conforming use may be continued as the same classification, or may be changed to a use of a more restricted classification upon approval of a conditional use permit. If it is changed to a use in a more restricted classification or to a conforming use, it cannot be changed back to its original non-conforming use. For purpose of this paragraph, the phrase "same classification" means: uses permitted in the same district; a "more restricted classification" means: use in a district having more restricted use (i.e., C-2 vs. C-1); and provided that:

The new use is similar to or less intensive than that of the old use in terms of noise generated, outdoor storage, customer activity and impact on other conforming uses in the area, and that the new use comply with the parking requirements of this ordinance as applicable to newly established uses.

Termination.

If a non-conforming use or any portion thereof is voluntarily discontinued for a period of 90 days, any future use of such land or portion thereof shall be in conformity with the regulations of the district in which such land or portion thereof is located.

[a. Short-term rental uses shall not terminate under the following conditions:](#)

[1. The use is suspended for repairs, modifications, additions, remodels, or other similar situations; or](#)

[—The owner of the home utilizes the property as their personal residence, for a period not exceeding more than one \(1\) year; or](#)

Non-conforming use is terminated upon a change in use other than as provided herein.

Non-conforming use is terminated upon destruction of a structure occupied by a non-conforming use unless it is permitted to be rebuilt as provided herein.

Other Districts

Enlargement. A non-conforming use may be enlarged within the boundary of the lot in which the non-conforming use has legally operated upon approval of a Conditional Use Permit (section 5.400).

Provided, however, a Conditional Use Permit shall not be required, and the enlargement may occur, upon submission and approval of a Site Plan if the enlargement involves only a one-time increase in the size of the building in which the same use is operated of not more than 25 percent.

Any enlargement or extension, whether requiring a Conditional Use Permit or not, shall be required to come into in compliance with all city ordinances, codes, or policies and development regulations which may apply to the property (examples without limitation: landscape, parking, curb cuts, setbacks), and the non-conforming use may be continued only for so long as the property remains in compliance with all applicable City Ordinances and Codes, including those prohibiting nuisances. All Existing non-conforming single family residential uses may be enlarged without the necessity of obtaining a Conditional Use Permit.

Conversions. A non-conforming use may be continued as the same classification, or may be changed to a use of a more restricted classification upon approval of a conditional use permit. If it is changed to a use in a more restricted classification or to a conforming use, it cannot be changed back to its original non-conforming use. For purpose of this paragraph, the phrase "same classification" means: uses permitted in the same district; a "more restricted classification" means: use in a district having more restricted use (i.e., C-2 vs. C-1); and provided that:

The new use is similar to or less intensive than that of the old use in terms of noise generated, outdoor storage, customer activity and impact on other conforming uses in the area.

The new use complies with the parking requirements of this ordinance as applicable to newly established uses.

Termination. A nonconforming use is terminated under the following conditions:

Upon a change in use other than as provided herein.

Upon discontinuance, being defined as non-operative or non use for a period of at least 365 successive days. Discontinuance may be, but is not required to be, evidenced by termination of utility service, the failure to maintain regular hours of operation, the utilization of the premises for other purposes, abandonment or by any other reasonable means.

Upon destruction of a structure occupied by a nonconforming use except if it is permitted to be rebuilt as provided herein.

Replacement. If a structure occupied by a nonconforming use is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance. In the case of partial destruction of a nonconforming use not exceeding 75 percent of its tax roll assessed value, reconstruction will be permitted but the size or function of the nonconforming use shall not be expanded.

(Ord. No. 23-007, 5-20-2013; Ord. No. 24-024, 12-1-2014)

Sec. 7.111. - Uses and Zoning Districts Requiring Site Plan Review.

The following shall follow the Site Plan Review procedure prior to use, change in use or issuance of a building permit:

Multi-family residential developments greater than four (4) units regardless of size of property; or

Manufactured Home Park; or

Any development involving property containing area greater than:

One acre in the C-2, Industrial, or PF Districts, or

19,000 Square feet in the C-1 and CBD District.

Any development of any size that changes from one use category to another use category that cannot fully comply with the zoning district site development regulations. A development for the purpose of requiring Site Plan Review shall mean any improvement of property with one general plan or scheme regardless of how many lots or parcels of land are involved, or regardless of ownership structure.

Sec. 7.320. - Special Front Yard Regulations.

Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.

Where a building line has been established by plat or ordinance and such line requires a greater or lesser front yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat.

The front yard shall be measured from the property line to the front face of the building, vertical supports of the covered porch or covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet and subsurface structures, fences, walls, platforms, or slabs may not project into the front yard to a height greater than forty-eight (48) inches above the average grade of the yard.

Front yard setback areas, in residential zoning districts, shall have a maximum impervious cover allowance of thirty-five (35) percent and be designed to standard residential designs.

Attached accessory buildings shall have a front yard not less than the main building. Detached accessory buildings shall be located in the area defined as the rear yard.

Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

If twenty-five percent (25%) or more of the frontage on one side of a street between two intersecting streets in any residential district is improved with buildings, prior to the effective date of this ordinance, that have been observed an average front yard line varying from the standards herein established, then the average front yard existing in the block shall be observed, provided however, that this regulation shall not be interpreted as requiring a front yard line of more than twenty-five (25) feet.

Sec. 7.330. - Special Side Yard Regulations.

A. Every part of a required side yard shall be open and unobstructed, except for the ordinary projections of window sills, **air conditioning units, pool equipment**, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed three (3) feet into the required side yard, and root caves projecting not to exceed thirty-six (36) inches into the required side yard.

B. **Swimming pools shall have side yard setbacks as follows ten (10) feet from the property line to the water's edge.**

C. **Hot tubs, spas, and fire pits shall have side yard setbacks of fifteen (15) feet.**

1. Fire pits shall also conform to all applicable Fire Codes (insert ordinance #).

D. **Accessory Structures shall adhere to the setbacks of the base zoning district.**

Sec. 7.340. - Special Rear Yard Regulations.

A. Every part of a required rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section 8.270, and the ordinary projections of window sills, [air conditioning units](#), [pool equipment](#), belt courses, cornices, and roof overhangs and other architectural features projecting not to exceed three (3) feet into the required rear yard.

B. Swimming pools shall have rear yard setbacks as follows ten (10) feet from the property line to the water's edge.

C. Hot tubs, spas, and fire pits shall have rear yard setbacks of fifteen (15) feet.

1. Fire pits shall also conform to all applicable Fire Codes (insert ordinance #).

D. Accessory Structures shall adhere to the setbacks as permitted in Section 8.270.

Sec. 7.710. - Measurement.

Building coverage of a lot shall be deemed the total horizontal area of all buildings and roofed or covered spaces on the lot, expressed as a percent to total lot area. Eaves and roof overhangs extending not more than three (3) feet from the supporting walls or members of a building shall not be counted as building coverage.

Impervious coverage of a lot shall include the total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements or structures contributing to run-off greater than would occur on the site in its natural state. Pools, including but not limited to swimming pools, reflecting pools and fountains, are excluded from this calculation.

[Decomposed or crushed granite gravel shall be counted as impervious cover when utilized for parking areas and paths from ADA parking spaces to the entrance of buildings or structures](#)

Subsurface areas shall be excluded from building coverage and impervious coverage calculations.

The 100 year flood plain area of a lot shall not be included in the calculation of building coverage or impervious coverage.

Sec. 7.820. - Basic Regulations: Vehicle Parking/Loading & Unloading.

Off-street parking facilities shall be provided for any new building constructed for any new use established. Off-street parking facilities shall be provided for any addition or enlargement of an existing building or use, and for any change of occupancy or manner of operation that would result in additional parking spaces being required, provided that the additional parking shall be required only for such addition, enlargement, or change and not for the entire building or use.

Facilities being used for off-street parking on the effective date of the Zoning Ordinance shall not be reduced in capacity to less than the number of spaces prescribed, nor altered in design or function to less than the minimum standards prescribed in the Off-Street Parking and Loading Regulations.

For sites with more than one use and for adjacent sites served by a common parking facility, the parking requirement shall be the total number of spaces required for each site or use, except as adjusted pursuant to Section 7.850.

Parking facilities constructed or substantially reconstructed subsequent to the effective date of the Zoning Regulations, whether or not required, shall conform to the design Standards set forth in Section 7.860.

All required facilities shall be maintained for the duration of the use requiring such areas. Such facilities shall be used exclusively for the temporary parking of passenger automobiles, motor vehicles, or light trucks not exceeding one ton in capacity, and shall not be used for the sale, display, or storage of merchandise, or for the storage or repair of vehicles or equipment.

All required parking facilities shall be located on the same site as the use for which such facilities are required, except as authorized pursuant to Section 7.850.

No use shall be required to provide more spaces than prescribed by these regulations or prescribed by the Director of Planning and Building in accordance with these Zoning Regulations, or prescribed pursuant to a Conditional Use Permit or a Variance. Where parking spaces are provided in excess of such requirements, the spaces may be considered as meeting the requirement for another use pursuant to Section 7.850.

Head in parking which requires backing onto a public street, that is, parking which does not provide off-street space for turning a vehicle, is prohibited except in the R-2, R-3 and C-1 districts upon local streets only, provided that such parking does not exceed five (5) spaces and is located at least sixty (60) feet from any intersection of such local street and an arterial or collector street. Such parking shall be considered off-street parking.

Uses or changes in use requiring three (3) or less off-street parking spaces in the CBD Zoning District shall be exempt from providing off-street parking. In the case of expansions of use, the normal parking requirements hereof will apply to the entire property, and the parking spaces exempted under this Subsection I as well as any additionally required ones will be provided at the time of expansion.

Adequate loading and unloading facilities shall be provided onsite. Loading and unloading of commercial vehicles or customer vehicles on residential streets is prohibited.

Notwithstanding the provisions of Table 7.863, a minimum of five (5) parking spaces shall be provided for any single industrial use located individually on a site and served by a separate parking facility, and a minimum of ten (10) parking spaces shall be provided for any two or more industrial uses located on the same site and served by a common parking facility.

~~There shall be no off-street parking requirement for any use occupying a historic structure as defined and listed site in the *Fredericksburg Historic Resource Survey*. Expansions and enlargements shall be subject to all provisions of Section 7.800.~~

Parking requirements may be reduced for medium and high rated structures, within the historic district, based on site constraints and with the Historic Preservation Board approval.

Sec. 7.825. - Special Provisions Applicable To Central Fredericksburg.

- A. Special parking requirements shall apply within designated portions of Central Fredericksburg in order to further enhance the unique historical character and discourage inharmonious parking facilities in such historical districts or on sites occupied by historic structures and to reduce intrusion on pedestrian-oriented street frontages by parking facility access.
- B. The Special parking requirements and provisions in this Section shall apply to all areas of blocks 15, 16, 21, 22, 27, 28, 33, 34, 42, 43, 47, 48, 52, 53, 57, 58, 67 and 68 of the Fredericksburg Addition, and which is further described as those blocks bordered by Austin Street, San Antonio Street, Elk Street and Bowie Street.
- C. Special Provisions.
 - 1. For those businesses which construct their own off-street, off-premises parking, the distance to the parking lot may be extended fifty percent (50%) in addition to the provisions in Section 7.850.
 - 2. When any existing building is: (1) converted to another use; or (2) has the usable floor area within the existing building perimeter enlarged, rehabilitated or remodeled, without enlarging said building perimeter, then said building conversion or improvement shall not require additional off-street parking, other than the number of existing off-street parking spaces which are utilized by said building.
 - 3. For new buildings or expanded building space, the following uses shall provide fifty percent (50%) of the off-street parking requirements of Table 7.863.
 - 4. The provisions as provided herein shall not apply for sites where a historic structure is removed and a new building built.
 - 5. The Special Parking Provisions shall not apply to properties utilized as ~~Bed and Breakfasts~~ [short-term rentals](#), hotels, motels, or other lodgings.

(Ord. No. 25-017, 9-21-2015; Ord. No. 2019-10, § 1, 4-15-2019)

Sec. 7.860. - Design Standards.

Standards. Design standards are established by this section to set basic minimum dimensions and guidelines for design construction, and maintenance of parking and loading facilities.

Parking Space Dimensions. The following basic dimensions shall be observed for parking spaces.

Each standard parking space shall consist of a rectangular area not less than 8.5 wide and 18.5 feet long. Each compact parking space shall consist of a rectangular area not less than 7.5 feet wide and 15.0 feet long. Each space shall have a vertical clearance of not less than 7.5 feet. Each space shall be independently accessible.

Each parking space designated for use by the handicapped shall consist of a rectangular area not less than 12.5 feet wide and 18.5 feet long, shall have a vertical clearance not less than 7.5 feet, shall be located in an area not exceeding a two percent (2%) slope, and shall be located near and convenient to a level or ramp entrance accessible to handicapped persons. Parking spaces for the handicapped shall be signed and restricted for use by the handicapped only.

Each parking space shall have adequate drives, aisles, and turning and maneuvering areas for access and usability, and shall at all times have access to a public street or alley.

Parking Facility Design. Minimum parking facility design standards are illustrated in Table 7.862. Additional supplemental guidelines and standards for parking facility design, internal layout, acceptable turning radii and pavement slope, vehicular and pedestrian circulation, and other design features may be adopted by resolution of the Planning and Zoning Commission, upon recommendation of the Director of Planning and Building.

Paving and Drainage. The following basic standards shall be observed:

In all districts parking and loading facilities shall be an all weather surface. Materials may be pervious (see Appendix D for impervious coverage requirements). All parking and loading facilities shall be appropriately marked with lines, buttons, or other approved markers.

All parking facilities shall be graded and provided with permanent storm drainage facilities, meeting the construction specifications set by the City Engineer. Surfacing, curbing and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys and to provide adequate drainage.

Curbing shall be provided along the parking facility area for all streets upon which it fronts.

Safety Features. Parking facilities shall meet the following standards:

Safety barriers, protective bumpers or curbing, and directional markers shall be provided to ensure safety, efficient utilization, protection of landscaping and prevention of encroachment onto adjoining public or private property.

Visibility of and between pedestrians, bicyclists and motorists shall be ensured when entering individual parking spaces, when circulating within a parking facility and when entering and exiting a parking facility.

Internal circulation patterns, and the location and traffic directions of all access drives, shall be designed, designated and maintained in accordance with accepted principles of traffic engineering and traffic safety.

All ingress and egress shall be constructed in accordance with Section G, Access Standards.

Lighting. Lights provided to illuminate any parking facility or paved area shall, to the maximum extent feasible, be designed to reflect away from any residential use.

Access Standards.

The width of a residential access from a public street to an off-street parking area or other vehicular use area shall not exceed twenty-one (21) feet. Exception: A residence with an attached three car garage may have up to thirty-one (31) feet.

The width of a commercial, industrial, or civic use access, from a public street to an off-street parking area or other vehicular use area, shall not exceed forty (40) feet.

No more than one access shall be permitted for any street frontage up to two hundred (200) lineal feet except that single family residential lots located in residential zoning districts are permitted two accesses provided the lot has a minimum of one hundred (100) feet of street frontage along the side of the lot which is to contain two accesses. Properties situated at the corner of two intersecting public streets shall provide a minimum corner clearance calculated as street frontage divided by five (5), but in no case less than twenty-five (25) feet.

No more than two (2) accesses shall be permitted for any street frontage over two hundred (200) lineal feet but less than six hundred (600) lineal feet of street frontage. The distance between access or from the corner of two intersecting public streets shall provide a minimum separation as calculated by street frontage divided by five (5), but in no case more than one hundred (100) feet.

Any frontage over six hundred (600) lineal feet is considered a special design requiring special engineering review and determinations, and more than two (2) accesses may be permitted only if deemed appropriate by the Planning and Zoning Commission (or the Director of Planning and Building if the development plan need not to be reviewed by the Planning and Zoning Commission).

Existing developed properties that do not have street curbs and street curbs are planned to be constructed, and a single driveway or two (2) driveways clearly exist (i.e.: each drive has a specific location and separate function) then the requirements as provided herein shall not apply. In no case shall there be more than two (2) accesses for frontage less than two hundred (200) feet. The second driveway shall be closed at the time of curbing if it imposes or creates a potential hazard to vehicular or pedestrian traffic as determined by the Director of Planning and Building.

The above standards shall be applicable to any property constituting a separate tract or platted lot or which has or will be developed jointly or under one site plan.

Refuse Collection and Storage.

All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent view from the street and to prevent refuse from being displaced about the site, into adjacent properties or public right-of-way and to permit safe, easy removal of refuse by truck or hand.

TABLE: 7.861
MINIMUM PARKING FACILITY STANDARDS

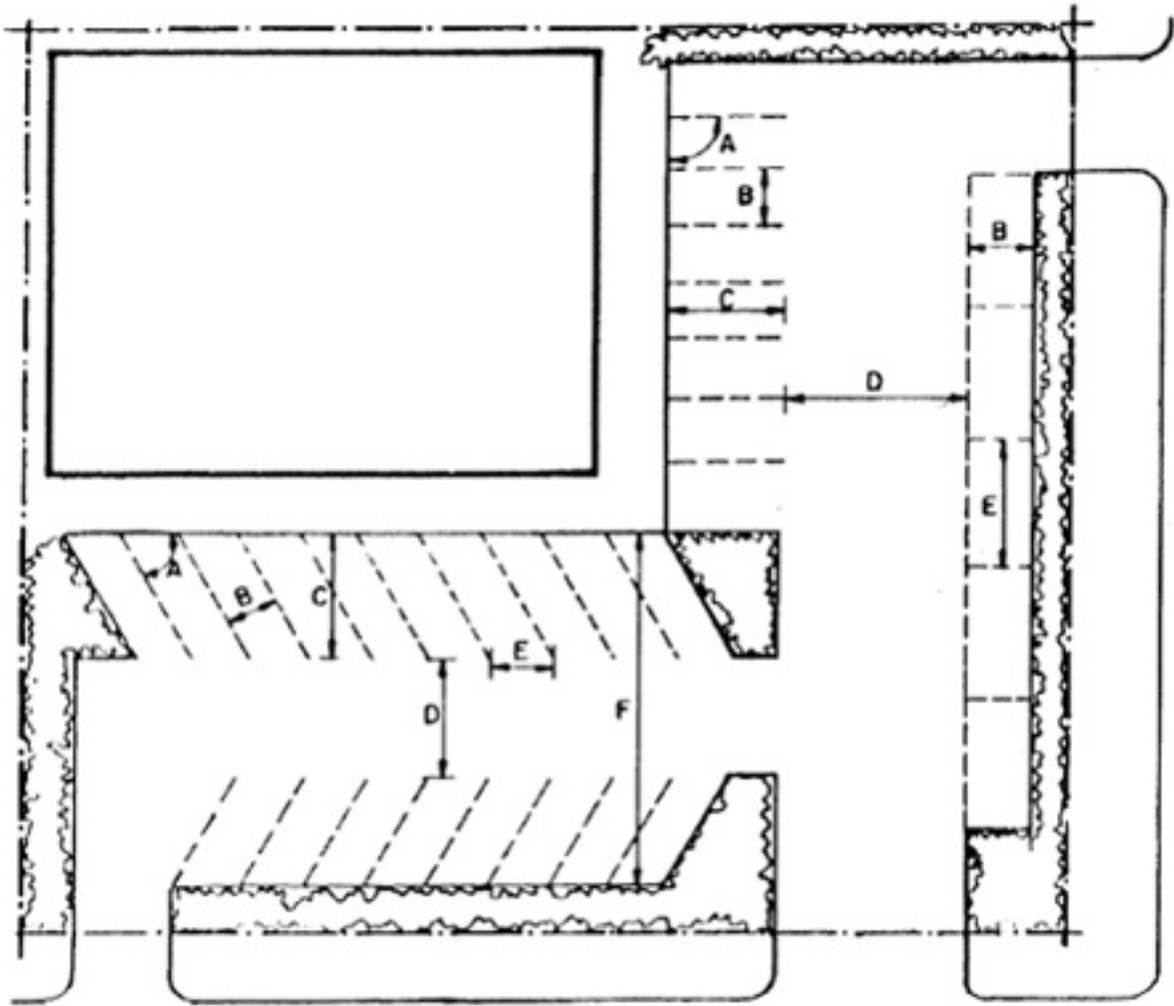
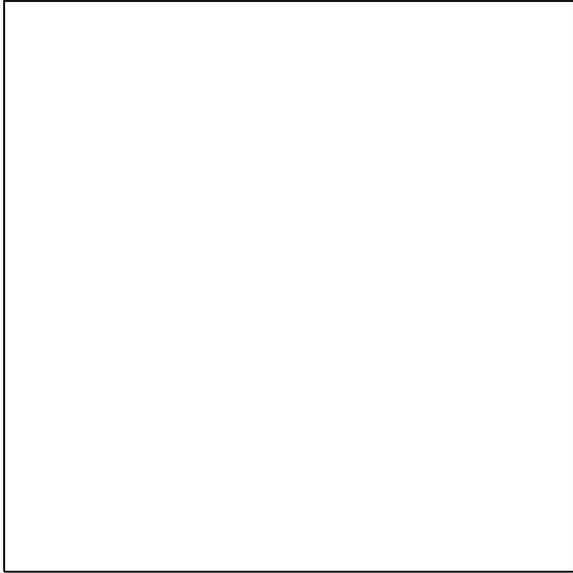
A Angle of Parking (Degrees)	B Width of Stall	C Depth of Stall 90 to Aisle	D Width of Aisle	E Width of Stall Parallel To Aisle	F Width Module
------------------------------	------------------	------------------------------	------------------	------------------------------------	----------------

Parking Spaces					
----------------	--	--	--	--	--

30	8.5	16.9	12.5	17.0	47
45	8.5	17.5	13.0	12.0	48
60	8.5	19.0	18.0	9.8	56
75	8.5	19.5	25.0	8.8	64
90	8.5	18.5	28.0	8.5	65
90	9.0	18.5	26.0	9.0	63
90	9.5	18.5	25.0	9.5	62

Parking Spaces					
30	7.5	14.0	12.5	15.0	41
45	7.5	15.9	13.0	10.6	45
60	7.5	16.7	18.0	8.7	52
75	7.5	16.4	18.0	7.8	51
90	7.5	15.0	18.0	7.5	48

Parking Spaces					
0	8.5	8.5	12.5	22.0	30
		Width		Length	



PARKING FACILITY STANDARDS
 DIAGRAM ILLUSTRATES FACILITY MEASUREMENTS AS REQUIRED BY TABLE 7.861

TABLE: 7.863
 OFF-STREET PARKING

All requirements based on gross square feet.

USE CLASSIFICATION	MINIMUM OFF-STREET PARKING REQUIREMENTS
Single Family Residential	2 spaces per dwelling unit (plus 2 spaces per unit if insufficient R.O.W. exists to allow on-street parking) . Tandem parking is allowed.
Short-term Rental, Unoccupied	<p>Parking spaces shall be provided at a ratio 1 space per bedroom for STRs up to 4 bedrooms. 5 or more bedrooms shall provide parking at a ratio of 80% of the permitted occupancy.</p> <p>On-street parking may be allowed and applied to the required parking at 1 space per every 22' of lot frontage, not including driveway opening provided sufficient R.O.W. and Street width allow for on-street parking.</p> <p>Tandem parking is allowed.</p>
Short-term Rental, Accessory	<p>2 spaces for the primary structure plus 1 space per bedroom for the accessory structure.</p> <p>On-street parking may be allowed and applied to the required parking at 1 space per every 20' of lot frontage, not including driveway openings provided sufficient R.O.W. and Street width allow for on-street parking.</p> <p>Tandem parking is allowed.</p>
Short-term Rental, B&B	<p>2 spaces for the primary structure plus 1 space per bedroom available for rent.</p> <p>On-street parking may be allowed and applied to the required parking at 1 space per every 20' of lot frontage, not including driveway opening provided sufficient R.O.W. and Street width allow for on-street parking.</p> <p>Tandem parking is allowed.</p>
Patio Home Residential	2 spaces per dwelling unit (plus 2 spaces per unit if insufficient R.O.W. exists to allow on-street parking)

	Tandem parking is allowed.
Duplex Residential	2 1 spaces per dwelling unit (plus 2 spaces per unit if insufficient R.O.W. exists to allow on-street parking)
Townhouse Residential	2 spaces per dwelling unit (plus 2 spaces per unit if insufficient R.O.W. exists to allow on-street parking) . Tandem parking is allowed.
Condominium Residential	1 2 spaces per dwelling-bedroom unit plus 1 space per unit for guest parking
Short-term Rental, Condominium	Parking spaces shall be provided at a ratio of 60% of the permitted occupancy On-street parking may be allowed and applied to the required parking at 1 space per every 20' of lot frontage, not including driveway opening provided sufficient R.O.W. and Street width allow for on-street parking.
Multiple Family Residential and Group Residential	Efficiency and One Bedroom: 1.5 spaces per dwelling unit One Bedroom: 1.5 spaces per dwelling unit Two-bedrooms: 2 spaces per dwelling unit or more Three--bedrooms: 2.5 spaces per dwelling unit Four or more bedrooms: 3 spaces per unit Guest parking shall be added at a ratio of ten (10) percent of the total required spaces for the development.
Short-term Rental, Facility	Parking spaces shall be provided at a ratio of 60% of the permitted occupancy On-street parking may be allowed and applied to the required parking at 1 space per every 20' of lot frontage, not including driveway opening provided sufficient R.O.W. and Street width allow for on-street parking.
Manufactured Home Residential	2 spaces per Manufactured Home Space or lot. Tandem parking is allowed.
COMMERCIAL USE TYPES	

Administrative and Business Offices	1 space per 400 square feet
Agricultural Sales and Services	See Schedule A
Automotive Rentals	See Schedule A
Automotive Repair Services	2 spaces per mechanic or repair stall whichever is greater
Automotive Sales	See Schedule A
Automotive Washing	Queue Line space equivalent to 1 times the service capacity of the use
Building Maintenance Services	See Schedule A
Business Support Services	See Schedule A
Business or Trade School	1 space per 5 person capacity
Campground	1 space per camping unit
Cocktail Lounge	1 space per 3 persons capacity
Commercial Off-Street Parking Facility	No requirement
Communications Services	1 space per 500 square feet
Construction Sales and Services	See Schedule A
Consumer Convenience Services	See Schedule B
Consumer Repair Services	1 space per 400 square feet
Convenience Storage	1 space per 2000 square feet

Convenience Store/Self Serve Gasoline	1 space per 300 square feet and 1 space per gasoline pump
Dance Halls/Meeting Halls	1 per 40 square feet or 2 per 6 seats for patron use
Dance Halls (Liquor Sales)	1 per 4 patron seating
Drive through facility, as an ancillary use	May be adjusted through the Site Plan Review or Conditional Use procedure
Equipment Repair Services	See Schedule A
Equipment Sales	See Schedule A
Exterminating Services	1.5 spaces per 1000 square feet
Financial Services	1 space per 400 square feet
Food Sales	1 space per 300 square feet
Funeral Services	1 space per 4 person capacity
General Retail Services	1 per 400 square feet
Hotel/Motel	First 50 Rooms: 1.10 spaces per room Each additional room over 50 rooms: 1.0 space per room Other use activities within hotel/motel: 100% of Table 7.863 requirements
Indoor Entertainment	1 per 100 square feet or 1 space per 4 seats
Indoor Sports and Recreation	1 per 400 square feet
Kennels	1 space per 750 square feet of kennel space
Laundry Services	1 space per 200 square feet or 4 customer spaces and 1 space per employee, whichever is greater
Liquor Sales	1 space per 400 square feet

Medical Offices	1 space per 300 square feet of exam, testing, waiting rooms & offices
Outdoor Entertainment	See Schedule B
Outdoor Sports and Recreation	See Schedule B
Pawn Shop Services	1 space per 400 square feet
Personal Improvement	1 space per 300 square feet
Personal Services	1 space per 300 square feet
Pet Services	1 space per 400 square feet
Professional Offices	1 space per 400 square feet
Research Services	1 space per 400 square feet
Restaurant	1 space per 4 seats, plus cocktail lounge requirements
Restaurant, Drive-In/Fast Food	3 spaces per each 100 square feet within the customer service and dining area
Scrap and Salvage Services	See Schedule A
Service Station	1 space per 2 gas pumps plus 1 space per service person
Shopping Center	1 space per 200 square feet
Stables	See Schedule B
Vehicle Storage	No requirement
Veterinary Services	1 space per 500 square feet
INDUSTRIAL USE TYPES (See Section 7.820)	
Basic Industry	See Schedule A

Custom Manufacturing	See Schedule A
General Warehousing	See Schedule A
Light Manufacturing	See Schedule A
Limited Warehousing	See Schedule A
Resource Extraction	1 per employee based on the largest shift plus 25% to cover shift change
Stockyards	1 per employee based on the largest shift
CIVIC USE TYPES	
Administrative Services	1 space per 400 square feet
Aviation Facilities	See Schedule B
Cemetery	See Schedule B
Club or Lodge	1 space per 5 persons capacity
College and University Facilities	See Schedule B
Community Recreation	1 space per 5 persons capacity
Convalescent Services	1 space per 4 beds patient capacity, plus 1 space per 2 employees (Maximum shift)
Cultural Services	1 per 400 square feet
Day Care Services	1½ space per teacher, administrator, or day care provider
Detention Facilities	See Schedule B
Guidance Services	1 per 400 square feet
Hospital Services (General)	1 space per bed

Hospital Services (Limited)	1 space per 200 square feet of examination, treating, waiting rooms and offices
Local Utility Services	See Schedule B
Maintenance and Service Facilities	See Schedule A
Major Utility Facilities	See Schedule A
Military Installations	See Schedule B
Park and Recreation Services	See Schedule B
Postal Facilities	See Schedule B
Public and Private Primary Educational Facilities	2 spaces per classroom plus public assembly requirement for auditorium or assembly hall
Public and Private Secondary Educational Facilities	1½ off-street parking space per classroom and one space for each three students anticipated to be enrolled in the 11th and 12th grades
Public Assembly	1 space per 5 persons capacity
Railroad Facilities	See Schedule B
Religious Assembly (Church)	1 space per 4 seats in sanctuary
Safety Services	See Schedule B
Transportation Terminals	See Schedule B
AGRICULTURAL USE TYPES	
Horticulture	1 per 1000 square feet

TABLE: 7.864
SCHEDULE A

Specific off-street parking requirements to be determined by the Director of Planning and Building based on the following minimum requirements for applicable functions or activities associated with each use:

ACTIVITY	REQUIREMENT
Office or administration activity	1 space per 400 square feet
Indoor sales, service or display	1 space per 750 square feet
Outdoor sales, service or display	1 space per 1200 square feet
Indoor storage, warehousing, equipment servicing or manufacturing	1 space per 1,000 square feet or 1 space per employee, based on the largest shift
Outdoor storage, equipment servicing or manufacturing	1 space per 2,300 square feet

TABLE: 7.865
SCHEDULE B

The minimum off-street motor vehicle parking and loading requirements for uses subject to Schedule B shall be determined by the Director of Planning and Building. In making such determination, the Director of Planning and Building shall consider the requirements applicable to similar uses, the location and characteristics of the use, and appropriate traffic engineering and planning data.

Sec. 7.940. - Screening Requirements and Standards.

Other areas not covered by Subsection 7.920.e. of this Ordinance shall be subject to the requirements of this Section. Minimum landscape screening requirements shall be provided in the following situations:

Multiple Family, greater than four (4) units, and manufactured home use along property lines abutting a Single Family District.

Commercial Use along property lines abutting any Residential District.

Civic Use along property lines abutting a more restrictive district in which the use is not permitted.

Surrounding Multiple Family, greater than four (4) units, Commercial, Industrial or Civic trash storage areas or support services systems.

Manufactured Home Parks along property lines abutting a public street, right-of-way, or single family residential development.

[Short-term rental \(STR\) along property lines adjacent to single-family uses, in or adjacent to R1 districts, in or adjacent to R1A districts, in or adjacent to R2 districts within the Historic Overlay District, and in or adjacent to the R5 zoning districts.](#)

Screening shall be provided by installation and maintenance thereafter of a visual screen or buffer of one of the following types:

A solid wood and/or masonry fence or wall at least six (6) feet but not greater than eight (8) feet in height.

A hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity, planted initially at a minimum of four (4) foot centers and with a minimum height of three and one-half (3½) feet.

Sec. 8.220. - Accessory Uses: Residential Use Types.

Residential use types include the following accessory uses, activities and structures on the same site or lot. Residential accessory activities and meetings shall not generate guest traffic to the site exceeding ten vehicles during any two days or 24-hour period per week or 30 vehicles during any one week.

Private garages and parking for the principal use.

Recreational activities and facilities for use by residents.

Religious study meetings.

Playhouses, patios, cabanas, porches, gazebos, swimming pools and incidental household storage buildings.

Radio and television receiving antennas and dish-type receivers of satellite signals.

Solar collectors.

One guest house is allowed ~~-or rental unit, which rental unit need not be separate from the main dwelling,~~ in the R-1 single family residential district on a lot containing 10,000 square feet or more of area provided that the owner of the property actually lives on the property as his or her~~their~~ primary residence. The guest house shall be limited to 50% of the square feet of the primary structure and shall not exceed 1,000 square feet. All other development requirements (as an example: additional parking space requirements) shall apply.

Keeping of dogs and cats and similar small domestic animals as household pets.

Garage or yard sales - no more than three (3) in any one year and not exceeding three (3) consecutive days.

Home Occupations in compliance with Section 8.300.

~~Bed and Breakfast. Tourist lodging services within rooms of the property owner's principal residence or one (1) separate guest house, per Section 8.200 as provided herein, within a single property served by a single water and electrical meter and subject to the limitations of home occupations. Section 8.300.~~

~~EXCEPTION: In a single family residential district the primary residence may be used as a Bed and Breakfast without it being the property owner's principal residence but limited to one (1) single Bed and Breakfast rental, dwelling unit per property. A Bed and Breakfast use may be evidenced by association with a Bed and Breakfast Accommodation and Reservation Service. To qualify as a Bed and Breakfast the owner must provide proof of the collection and payment of State and local Hotel/Motel Occupancy Tax to the city upon request.~~

Registered Family Homes.

Other necessary and customary uses determined by the Director of Planning and Building to be appropriate, incidental and subordinate to a principal use.

(Ord. No. 18-014, § 8.220, 12-1-2008)

Sec. 8.230. - Accessory Uses: Commercial and Industrial Types.

Commercial or industrial use types include the following accessory uses, activities, and structures on the same site or lot:

Any other commercial or industrial use type that is not listed as a permitted use in the same district, and complies with all of the following criteria:

Is operated primarily for the convenience of employees, clients or customers of the principal use.

Occupies less than ten percent of the total floor area of the use.

Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity.

Single family residential use whether detached or contained in the commercially used structure.

(Ord. No. 23-007, 5-20-2013)

City of Fredericksburg

Short-Term Rental FAQ's and Fact Sheet

December 22, 2021

The City of Fredericksburg is currently developing new ordinances regulating short-term rentals (STRs) in the City Limits. During the past six months, the City has conducted seven public input sessions and three City Council Work Sessions to gain public input on the proposed regulations. Numerous comments and questions have been raised at these meetings. The city has compiled responses to some of the key questions in this Fact Sheet so that they public has a better understanding of the 3rd edition of the proposed draft amendments. These latest amendments will be discussed at the City Council Work Session on January 12 at 6:00 p.m. at the University Center.

1. How does the City define short-term rentals (STRs)?

- a. **Current definition:** A privately owned dwelling, including but not limited to, a single-family dwelling, multiple family attached dwelling, apartment house, condominium, duplex, mobile home, or any portion of such dwellings, rented by the public for consideration, and used for dwelling, lodging, or sleeping purposes for any period less than 30 consecutive days.
- b. **Proposed definition:** Any structure used for transient or guest lodging accommodations, rented for compensation of a dwelling unit, that is not owner occupied, which includes but is not limited to a single-family residence, townhouses, duplexes, and other residential real estate improvements, in which the public may obtain sleeping accommodations for a period less than thirty (30) consecutive days. The term applies regardless of whether the dwelling was originally constructed or zoned as a residential dwelling. STRs located in commercial zoning districts shall be considered a multi-family product and developed in accordance with the multi-family development regulations found in the R2 zoning district. The term Short Term Rental does not include:
 - New or existing apartment complexes.
- c. **Proposed definitions:** for different types of STRs (see below)
 - **SHORT-TERM RENTAL, ACCESSORY:** A property containing a primary dwelling occupied as the property owner's principal residence (as evidenced by a current residence homestead exemption filed with the Gillespie County Appraisal District), that also contains a legal Accessory Dwelling Unit that is being used for Short Term Rental purposes.
 - **SHORT-TERM RENTAL, B&B:** A property providing transient or guest lodging accommodations for compensation within the rooms of the property owner's principal residence (as evidenced by a current residence homestead exemption filed with the Gillespie County Appraisal District). Separate short-term rental permits shall not be required for each separate bedroom unit within a Short-Term Rental, B&B which may be rented.
 - **SHORT-TERM RENTAL, CONDOMINIUM:** Short-term rentals located in a complex or housing group that is part of a declared and recorded condominium regime.
 - **SHORT-TERM RENTAL, FACILITY:** A facility or complex containing multiple short-term rental dwelling units on a single property, for transient or guest lodging

where sleeping accommodations are provided for compensation. A facility or complex, located in a commercial zoning district, containing multiple short-term rental dwelling units on a single property, shall be developed in accordance with the multi-family regulations of the base zoning district.

- **SHORT-TERM RENTAL, UNOCCUPIED:** Any structure used for transient or guest lodging accommodations, rented for compensation of a dwelling unit, that is not owner occupied, which includes but is not limited to a single-family residence, townhouses, duplexes, and other residential real estate improvements, in which the public may obtain sleeping accommodations for a period less than thirty (30) consecutive days.
2. Does the proposed draft take away citizens property rights regarding a landowner's ability to have an STR on their property?
 - a. No, the proposed ordinance does not prohibit STRs in any zoning district in which they are currently allowed. It does modify the type of STR that would be allowed.
 - Examples: STR Accessory & STR B&B are proposed to be allowed by right in an R1 zoning district. An STR Unoccupied would only be allowed via a CUP, under certain conditions.
 - b. The current ordinance does not allow any landowner to construct an STR on their property "By Right", as STRs are not listed in the "Principle Permitted Uses" for any zoning district.
 3. How many STRs are currently operating in the city?
 - a. As of September 28, 2021, the City has approximately 718 properties operating roughly 927 individual rental units.
 - b. As of December 15th an additional 94 STR permit applications have been received.
 4. What does the city currently do to regulate the operation of STRs?
 - a. The city requires an annual permit for all STRs operating in the city.
 - b. The city also requires annual inspections as part of the permitting process. The proposed ordinance will require inspections every other year.
 - c. A second code enforcement officer was hired to assist in addressing issues related to STRs. Both code officers are rotating weekends to ensure City staff is available for issues or concerns. Code Enforcement Officers are patrolling until 10:00 p.m. on weekends.
 5. Do STRs pay hotel occupancy taxes (HOT) to the city?
 - a. Yes
 6. What are some of the changes to the code enforcement regulations that are currently being proposed by the City?
 - a. The City's Sound Ordinance is being modified to ensure greater enforceability of noise levels.
 - b. The City's fire codes and burning regulations have been updated regarding setbacks for fire pits and open burning.
 - c. Additional trash containers shall be required based on occupancy.
 7. The city approved an Adjudication Process to allow Code Enforcement to address violations with a fine, instead of sending the violator to court, resulting in a Class C Misdemeanor.

- a. This process would allow an administrative hearing official to listen to appeals of Code Violations.
 - b. The benefit is to not have individuals get a Class C Misdemeanor for simple watering violations.
8. If the City were to adopt additional requirements for a Conditional Use Permit (CUP) for STRs how would this process work for new?
 - a. The process would be the same as all other CUP or Zoning Change requests.
 - b. Requires public notification in a newspaper and landowner notifications mailed to property owners within 200 feet.
 - c. The request would go before Planning & Zoning Commission for a recommendation and then to City Council for a final decision.
 - d. Consideration for approval would be based on certain criteria, such as location, density of STRs in the area, parking availability, and proximity to commercial zones.
 - e. The process would take approximately 45-60 days depending on when an application was received and how the calendar of meeting dates falls. The Planning & Zoning Commission meets once a month (Generally the 1st Wednesday of the month).
9. What zones would require or allow a CUP for STRs?
 - a. All zoning districts that currently allow STRs would continue to allow them by right.
 - Only the Public Facilities (PF), Open Space (OS), Manufactured Home Residential (R4), Patio Home Residential (R5), and the industrial districts (M1, M2, and M3) are and would continue to prohibit STRs.
 - b. CUPs for STRs could be requested in the R1 and R2 zoning districts if the subject property meets certain criteria.
 - Examples: An STR Unoccupied could request a CUP, in an R1 zone, under certain circumstances. An STR Facility or STR Unoccupied could request a CUP, in an R2 zone, under certain circumstances.
10. Will the proposed ordinance prohibit guest from parking in the street?
 - a. No, the proposed ordinance will allow street parking and will also allow credit for street parking (1 space for every 22 feet of frontage) to be counted as the required off-street parking requirements.
 - b. Parking for STR (B&B and Accessory) shall be one space per bedroom.
 - c. Parking for all other STR types shall be 60% of the max occupancy.
11. Will the proposed ordinance allow STRs to be in existing apartment complexes?
 - a. No, the proposed draft will prohibit future multi-family projects from obtaining STR permits.
12. What is the current permit fee charged for STRs and what is the proposed new fee?
 - a. Current fee is \$150.00, and the proposed fee is \$500.00.
13. What are some of the City's administrative costs that this fee is intended to cover?

- a. Permitting software, an additional Code Officer (vehicle, computer, other tools and equipment), staff time to process applications, staff time to perform inspections, staff time answering questions on regulations, staff time reviewing and approving new STR projects, staff time dealing with citizen questions, concerns, & issues, and financial review and collection of HOT Taxes.
 - b. This fee did not calculate Fire or Police time/expenses in responding to STR related issues.
14. How does the proposed new ordinance distinguish between owner-occupied B&Bs (bed and breakfasts) and short-term rentals that are not owner occupied?
 - a. The proposed code will define each type of STR use and require development regulations that are specific to that type of use.
15. What are the new occupancy restrictions placed on STRs in the new proposed regulations?
 - a. The draft proposes a limit of 2 occupants per bedroom, plus 2 guests for STRs with up to 4 rooms. STRs with 5 or more rooms would be limited to 2 occupants per room and no guests.
 - b. The current code allows 2 people for every 200 square feet of the structure.
16. What are the changes in the parking requirements for STRs that are being proposed?
 - a. The draft proposes 1 parking space per bedroom for single dwelling unit STRs (STR Unoccupied, STR B&B, and STR Accessory).
 - b. STR Facilities shall require that parking shall be provided for 60% of the occupants (Ex: 10 occupants = 6 spaces required).
17. What are some of the other city regulations that STRs are required to follow (i.e. noise, fire pits, etc.)? What is the status of the updates to these regulations?
 - a. STRs are required to follow all regulations within the Code of Ordinances. In addition to zoning regulations regarding parking requirements, setbacks, and occupancy limits, STRs must also apply for a permit, adhere to the City's Fire regulations regarding burning, and adhere to the City's adopted noise ordinance.
 - b. The City's Fire regulations were amended on Dec. 6, 2021, to require 15' setbacks for fire pits and define what types of items may be burned.
 - c. Amendments to the City's noise ordinance will be considered on Jan. 3, 2022.
 - These changes will modify where a sound reading may be taken. The current regulations require that noise be measured 50' from the source. The proposed ordinance would allow noise measurements to be taken 10' from the property line.
18. Will existing STRs, permitted by the City, be grandfathered or allowed to continue as a nonconforming use?
 - a. Yes. State Law and the City's current ordinance allows for a legally operating facility to continue its use under the rules it was permitted under.

19. What types of situations would result in these STRs losing their grandfather or nonconforming use rights?
- a. There are generally two ways an existing STR could lose its non-conforming (grandfathering) status.
 - The 1st would be a situation where an owner or operator made alterations to an existing structure that would bring there permit out of compliance with the regulations it was adopted under.
 - The 2nd situation would be for a property that was not allowed to be an STR under the current draft. If this existing STR were to be sold, rented, or not used as an STR for more than 90 days then they would lose their non-conforming status. This would not apply to those instances where the structure was undergoing maintenance, remodeling, or for “Winter Texans” who live here part time, as long as they did not live in the home for 1 year or more.
20. According to the new ordinance that is being proposed, how many violations would result in the permit being denied or suspended by the City?
- a. The draft proposes 6 violations before an STR permit would be revoked.
21. What specific code issues are addressed in the new proposed ordinance (i.e. signs, ADA, external lighting, trash, etc.)?
- a. This draft will address many land-use and development regulations. Major regulations addressed are as follows (not a complete list):
 - STR types
 - Parking requirements
 - Trash receptacles
 - Impervious Cover Caps
 - Setbacks for Pools, Hot Tubs, and Fire Pits
 - ADA requirements for STR Facilities and some STR B&B Facilities
22. What is the status of the City’s plans to change its vendor that handles the on-line permitting, reporting of code complaints and HOT collections?
- a. The City, along with members of the STR Alliance have interviewed the top 2 Firms and will be selecting a vendor in the next 30 days or so.