

DR – Downtown Residential District

The Downtown Residential District is intended to promote infill development and redevelopment while also preserving the older, and sometimes historic, pattern and character of Old Town Marble Falls. The intent of this district is to provide areas of housing adjacent to downtown as a transitional area between the nonresidential areas of the Downtown District and the residential areas more typical of the Marble Falls area. This area would be similar to the Transitional Residential District in that it would provide for higher density and different housing types than in the Neighborhood Residential District; however, it is intended that the Downtown Residential District would respect and even enhance the residential culture of the overall Downtown area and urban center of Marble Falls. In this regard, it is intended that this area will redevelop with an urban character and an urban roadway cross-section. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

DR District Land Uses		
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.
Cottage Duplex Local/Neighborhood Utilities Passive Outdoor Recreation Single-Family Detached Single-Family Attached Townhouse	Education Family Home Child Care Government Group Home Home Enterprise Industrialized Housing Neighborhood Amenity Religious Assembly Residential Childcare Facility Single-Family Zero Lot Line	Apartment – Attached / Detached Bed and Breakfast Lodging Car Wash Community Assembly/Amenity Day-Care Center Housing/Services for the Aging Medical Office Office Tiny House Development Triplex Quadplex Social Service Institution Wireless Transmission Facility
* Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page.		

DR District Development Standards											
Requirement	Development Type										
	Cottage (on 30' lot only if lot exists today)		Single-Family Detached	Single-Family Attached		Duplex	Townhouse (rear loaded only)	Triplex	Quadplex	Apartment	Nonresidential
Min. Lot Size	4,200 sf	7,000 sf	7,000 sf	4,200 sf	7,000 sf	7,000 sf	2,400 sf	7,000 sf	7,000 sf	14,000 sf	32,670 sf
Min. Lot Width	30'	50'	50'	30'	50'	50'	22'	50'	50'	100'	80'
Min. Corner Lot Width	30'	50'	50'	30'	50'	50'	32'	50'	50'	100'	80'
Front Setback	10'	15'	15'	15'	15'	15'	5'	15'	15'	25'	30'
Interior Side Setback	5'	5'	5'	0'/5'	0'/5'	5'	0'/5'	10'	10'	10'	15'
St. Side Setback	7.5'	10'	10'	7.5'	10'	10'	10'	10'	10'	15'	25'
Rear Setback	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	20'
Garage Setback	7.5'	15'	15'	7.5'	15'	15'	7.5'	7.5'	7.5'	7.5'	n/a
Max. Height	25'	35'	35'	35'	35'	35'	35'	40'	40'	40'	35'
Max. Lot Coverage	60%	60%	60%	60%	60%	60%	60%	60%	60%	70%	70%
Min. Dwelling Unit Size	600 sf	600 sf	900 sf	800 sf	900 sf	800 sf	n/a	n/a	n/a	n/a	n/a

DR District Design Standards

Front Porches. Required with all new development/redevelopment. May be enclosed with screen, but not with walls/windows.

Parking. New parking spaces are required as part of new development and redevelopment as follows:

Cottages. On-street parking may be allowed if existing street pavement width can accommodate on-street parallel parking or right-of-way width can accommodate applicant constructing paved parallel parking spaces adjacent the street. If on-street parking cannot be accommodated, the standard on-site parking and driveway shall be required.

Single-Family Detached/Attached or Duplex Units. Parking may be located in front yard if set back at least 25' from the sidewalk.

Townhouse Units. Parking shall be provided in the rear-yard with paved alley access.

Triplex, Quadplex, or Apartments. Parking may be located in the front yard provided that the parking area is set back at least 25' from the sidewalk. Parking may be in the side or rear yard with access taken from a side street or paved alley.

Sidewalks. New development/redevelopment shall install a 5' sidewalk in the public right-of-way along all local streets.

Trees. New development/redevelopment requires placement of one tree in the front yard that must be irrigated.

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Single-Family Zero Lot Line	Allowed when included in plat designating the development must follow development standards specified in Subsection 4.2.3.	N/A
Industrial Housing	All single-family detached or duplex ind. housing required to have similar exterior and a value equal or greater than the median taxable value for each dwelling unit within 500' of parcel.	N/A
Tiny House Development	Subject to the requirements of Sec. 4.2.4 and approval of a Conditional Use Permit. All tiny houses shall be connected to utilities as set out in Subsection 4.2.4.C.6, Utilities and Subsection 4.2.4.C.7 Solid waste Disposal, and shall comply with minimum building standards as set out in Subsection 4.2.4.B, Tiny House Building Unit Standards	N/A
Apartment – Attached / Detached	Limited to a maximum of 20 units per acre.	N/A
Group Home	Must be licensed by the state, limited to a maximum of 6 residents and 2 supervisors.	N/A
Residential Childcare Facility	Limited to no more than 6 unrelated children.	N/A
Community Assembly/Amenity	Parcel shall take access via arterial/collector street. Parking shall be on-site. Off-site parking through shared parking agreement if parking lot is within 250' of the parcel and connected via a sidewalk.	N/A
Neighborhood Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.	N/A
Education	Parking shall be accommodated on site. Access shall be designed to facilitate safe and expedient pick-up and drop-off circulation without interfering with the parking lot. Access to secondary schools shall be located on a collector or arterial level roadway. Outdoor activities shall be set back from any residentially used or zoned property by 25' and enclosed by a wall or fence. The queueing of vehicles shall comply with Sec 8.3, Off-Street Stacking.	N/A
Government Facility	Parcel shall be screened by a Type C Buffer yard from residential property.	N/A
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.	N/A

Religious Assembly	Facilities over 20,000 square feet shall take access from an arterial or collector street. Parking shall be on-site.	N/A
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.	N/A
Bed and Breakfast Lodging	In addition to approval of a Conditional Use Permit, the owner/operator of the bed and breakfast shall be a full-time resident of the main dwelling on the property in which the use is located. No more than four guestrooms per property shall be allowed. On-site parking (except driveways) shall not be located in the front yard and shall be screened by a wall or fence at least six feet in height and a five-foot landscape buffer. Each guest room has access to a hall or exterior door;	No food preparation, except beverages, is allowed within individual guestrooms and preparation and service of food shall conform to all applicable regulations of the State of Texas and Burnet County. No meals may be served to the general public. Guestroom rentals shall not be allowed for more than 21 consecutive days.
Child-care, Family Home	100 sq. ft. outdoor open space enclosed by a 6'+ building/fence/wall required per child. Max one person outside of the home may be employed by facility.	N/A
Home Enterprise	The home enterprise shall be clearly incidental and secondary to its principal use as a dwelling unit by its occupants (non-resident employees are not permitted). The property and buildings must remain residential in appearance; this includes no external alterations to the dwelling unit; no outdoor storage including but not limited to equipment, materials, supplies, and vehicles with more than two (2) axles; no visible display of goods, products, services; and no signage. In addition, home enterprises may be located within the principal structure or a permitted accessory structure in accordance with the following: <ol style="list-style-type: none"> 1. Principal Structure. The area dedicated to the use shall not be greater than 20 percent of the livable floor area of the first floor of the principal structure, or 500 square feet, whichever is less. 2. Accessory Structure. The area dedicated to the use shall not exceed the maximum square footage allowed for all accessory buildings or structures as set out in Section 4.6.1, Accessory Buildings and Structures, and any other applicable standards of the regulations. 	A home enterprise shall not generate sound, smell, vibration, light, or dust that is offensive or that creates a nuisance; nor generate traffic between the hours of 8:00 p.m. and 6:00 a.m. In addition, no hazardous materials may be manufactured, stored, or processed, or disposed of on the premises. All vehicle parking related to the home enterprise shall occur on the residential driveway or permitted in-street parking, provided that on-street parking is allowed. If the home enterprise included on-site instructional services (e.g., music, dance, or educational tutoring), no more than five students shall be allowed at one time. Deliveries by commercial vehicles are limited to the hours of 8:00 a.m. to 6:00 p.m.; however deliveries by a regular carrier such as USPS, UPS, and FedEx may be delivered during their typical hours. The following home enterprises are not allowed: child-care facilities with greater than 10 children, retail sales, vehicle sales and services, including the painting of vehicles, contractor yards, animal breeding, animal hospitals, pet grooming, commercial kennels, commercial stables, veterinary offices, clinics, hospitals, barbershops and beauty parlors exceeding one chair, junkyards, lodging houses, massage parlors/therapy clinics, rental outlets, adult oriented businesses or vehicle repair shops.
Social Service Institution	There are no specific restrictions applicable to the Conditional Use Permit requirement. A Conditional Use Permit is required if food service or showering facilities are included.	N/A
Day-Care Center	Approval of a Conditional Use Permit is required for operation within this district. The parcel proposed for development shall take access from an arterial or collector street. Access to the site shall be designed in a manner to facilitate safe and expedient pick-up and drop-off circulation without otherwise interfering with the parking lot. Outdoor activities shall be setback from any residentially used or zoned property by 100 feet and enclosed by a wall or fence.	The owner/operator shall maintain all certification and licensing requirements by the state.
Car Wash	There shall be no more than four (4) self-service bays; all mechanical equipment, excluding vacuum and air units is enclosed within a building; all facilities are designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential district; bay access is designed to prevent headlights from shining onto any street or abutting a residential district. If self-services vacuums are provided., am minimum of one (1) parking space per vacuum is required, which will not interfere with site circulation, driveways, or fire lanes. Access is taken from a collector or higher classification roadway.	All full-service vehicle wash facilities must be equipped with, operate, and maintain in operation, a water recycling system that will recycle not less than 50 percent of the water being used by the facility, and for existing automobile wash facilities, such system is required as a condition of any permit to: <ol style="list-style-type: none"> I. Cumulatively expand the floor area of the vehicle wash facility building by more than 49 percent of the area of the vehicle wash facility building as it existed on the effective date of the Chapter; II. Demolish, destroy or remove and then replace more than a cumulative 49 percent of the floor area of the vehicle wash facility building as it existed on the effective date of the Chapter, except for the purpose

	Car washes in all districts is a Restricted Use and must operate in compliance with the City's Drought Contingency Plan.	of replacing or repairing water recycling equipment; or III. Enlarge the water tap, meter, or service line. Proximity to other developed entitled car was facilities shall be examined as part of the Conditional Use Permit process to avoid clustering of uses along a corridor, intersection, or neighborhood.
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Prohibited Land Uses

Animal Clinic or Services
Animal Production/Raising
Aviation Fixed/Rotary Wing
Bar or Night Club
Brewery/Distillery/Winery
Business or Trade School
Campground
Cemetery
College/University
Commercial Parking
Commercial Recreation/Entertainment
Commercial Stables
Contractor Services
Crop Production and Sales
Food & Drink (general)
Food & Drink (neighborhood)
Full or Limited-Service Hotel
Game Ranch
General Retail Sales/Services
Hospital
Hotel, Extended Stay
Industrial Services Light/Heavy
Landscape Supply & Sales/Garden Center
Large Scale Retail Sales/Service

Live-work Unit
Loft Apartment
Major Utilities
Manufactured Home Subdivision/Park
Medical Clinic
Office Showroom
Pawn Shop
Provisional Housing
Research & Development
Resort Hotel
Resource Extraction – Surface/Subsurface
RV Park
Scrap and Salvage Yard
Self-storage
Shopping Center
Special Event Venue
Storage Yard
Transportation Facilities
Utility Service Provider
Vehicle Gas/Fueling Station
Vehicle Sales and Rentals
Vehicle Services – Minor / Major
Warehouse and Distribution
Waste Related Services