

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 a urban roadway cross-section.

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.	Prohibited Land Uses Uses not allowed within the district.
Cottage Duplex Local/Neighborhood Utilities Passive Outdoor Recreation Single-Family Detached Single-Family Attached Townhouse	Education Family Home Child Care Government Home Enterprise Industrialized Housing Neighborhood Amenity Religious Assembly Residential Childcare Facility	Apartment, Mid-Density Bed and Breakfast Lodging 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	Animal Clinic or Services Animal Production/Ranching Apartment, High-Density Aviation Fixed/Rotary Wing Bar or Night Club Brewery/Distillery/Winery Business or Trade School Campground Cemetery College/University Commercial Parking Commercial Rec./Entertain. Commercial Stables Contractor Services Crop Production and Sales Food & Drink (gen. & neigh.) Full or Limited Service Hotel Game Ranch General Retail Sales/Services Hospital Industrial Services Heavy/Light Large Scale Retail Sales/Service Live-work unit Loft Apartment Major Utilities Manufactured Home Sub./Park Medical Clinic Office-Showroom Pawn Shop Research & Development Resort Hotel Resource Extraction RV Park Scrap and Salvage Yard Self-Storage Shopping Center Special Event Venue Storage Yard Transportation Facilities Vehicle Gas/Fueling Station Vehicle Sales/Rental/Service Warehouse Waste Related Services
* Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Child-Care Facility, Day-Care Center	Access must be taken from an arterial/collector street. Access shall facilitate safe and expedient pick-up/drop-off. Outdoor activities shall be setback 100' from residential property and enclosed by wall/fence.
Res. Childcare Fac.	Limited to no more than 6 unrelated children.
Community Assembly/ Amenity	Parcel shall take access from an arterial or collector street. Parking shall be on-site., Off-site parking is allowed by shared parking agreement if within 250' and connected via a sidewalk.
Nbhd. Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.
Education	Parking shall be on site. Access shall facilitate safe and expedient pick-up/drop-off. Secondary school access shall be via collector/arterial road. Outdoor activities shall be setback 100' from residential property and enclosed by wall/fence.
Government Fac.	Parcel shall be screened by a landscaped Type C Bufferyard from any residentially used or zoned property.
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.
Religious Assembly	Facilities > 20,000 sq ft require access via arterial/collector. Parking shall be on site.
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.
Bed and Breakfast Lodging	Operated by full-time resident of main home. Max 4 guestrooms/property. No parking in front yard and must be screened by 6' wall/fence and 5' landscape buffer. No food prep allowed in guestrooms. Rentals shall not extend past 21 consecutive days.
Fam. Hm. Childcare	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one employee outside home.
Home Enterprise	Must be incidental and secondary to residential use. Property must appear residential. Within principal structure must be less than 20% of home's livable 1 st floor or 500 sq. ft. Within accessory structure must be less than max accessory structure size allowed. No external alterations, outdoor storage, display of goods/products/services, or signage. Related parking limited to residential driveway or on-street parking (if allowed). No traffic 8 pm to 6 am. Instructional services (music/dance/tutoring) limited to 5 students. No offensive/nuisance sound, smell, vibration, light, dust. No hazardous materials on premises. Following are not allowed: child-care facilities over 10 children, retail sales, vehicle sales/services including painting vehicles.

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
Minimum 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
Minimum 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	15'	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'
Street 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'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	n/a	n/a
Maximum Height	25'	35'	35'	25'	35'	35'	35'	40'	40'	40'	35'
Maximum Lot Coverage	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	70%

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.