

DT - Downtown Transition District

The Downtown Transition District is intended to serve the area surrounding the Downtown District and within the outer edges of the general area identified as Downtown on the Future Land Use Plan of the City's Comprehensive Plan. It is envisioned that this area will also be developed with a higher intensity urban character, but not as intense as the Downtown District, and will include higher lot coverages, build-to lines and limited setbacks, limited landscaping, and an intent to hide parking behind the building or locate on-street (when applicable). It is also intended to include a mix of both residential and nonresidential uses. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

DT District Land Uses		
Permitted Land Uses	Restricted Land Uses*	Conditional Land Uses*
Uses allowed without restrictions/special approvals.	Uses allowed subject to certain restrictions.	Uses allowed with approval of a Conditional Use Permit.
Business or Trade School Community Assembly/Amenity College/University Food & Drink (neighborhood) General Retail Sales Government Local/Neighborhood Utilities Loft Apartment Medical Clinic Medical Office Office Passive Outdoor Recreation Personal Services Resort Hotel	Apartment – Attached / Detached Bar or Night Club Bed and Breakfast Lodging Brewery/Distillery/Winery Commercial Parking Education Food & Drink (general) Live-work unit Religious Assembly Social Service Institution Townhouse	Aviation Uses Rotary Wing Commercial Rec./Entertain. Day-Care Center Full Service Hotel Group Home Limited Service Hotel Special Event Venue Transportation Facilities Wireless Transmission Facilities
* Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page.		

DT District Development Standards	
Requirement	
Minimum Area of New Development	n/a
Minimum Lot Size	n/a
Minimum Lot Width	25 ft.
Front Setback	0 ft.
Required Front Build-to Line	10 ft.
Interior Side Setback	0/10 ft.
Street Side Setback	10 ft.
Rear Setback	10 ft.
Maximum Height	60 ft.
Maximum Lot Coverage	n/a

DT District Design Standards

Setbacks in the Downtown Transition (DT) District.

1. A minimum of 80% of any façade facing a street must be built within 10' of the front property line, except as provided below. The setback line may be averaged along the entire block.
2. *Setback Exceptions:*
 - a. Where there is no sidewalk or an existing public sidewalk is less than 6' wide, the building must be set back in order to provide the additional space to expand the sidewalk onto the private lot to achieve a minimum of 6'. In such an instance, the build-to line will be located at the edge of the expanded sidewalk.
 - b. Buildings may be set back up to a distance of 20' from the build-to line in order to provide a designated public plaza or similar outdoor area provided the public plaza or outdoor area is designated as such at time of

development approval and maintained as a publicly accessible space; that any uses that take place in the setback area directly relate to the activity of the primary ground floor use (e.g., outdoor seating for a restaurant, outdoor display area for a retail store, etc.); and when the area is not being used, it remains generally accessible to the public and functions as an extension of the public sidewalk.

c. The front build-to requirement shall not be applicable to properties directly adjacent to Lake Marble Falls.

Parking in the Downtown Transition (DT) District. On-site parking shall be located behind the principal building and is not allowed between the building line and the street. On-street parking is encouraged but shall only be allowed on local-level streets when it is determined by the director the existing street pavement width and/or the existing right-of-way width is adequate to accommodate.

Roofs in the Downtown Transition (DT) District. Rooflines shall be individually distinguishable with variations of height. Roofs shall relate to the building façade articulations. Pitched-roof building forms facing the street are not permitted, except that the Director may make an exception for buildings less than 1,000 square feet when they are not located on a property line shared with another building.

Drive-through or Drive-up Facilities in the Downtown Transition (DT) District. No drive-through or drive-up facilities shall be permitted in the Downtown Transition district.

Balconies in the Downtown Transition (DT) District. Cantilevered balconies may encroach into the public right-of-way no more than 6’ but not over street pavement. Minimum 10’ clearance required between balcony and public sidewalk. Glass railing or enclosure shall not be permitted.

Awnings in the Downtown Transition (DT) District. Awnings and canopies may encroach into the public right-of-way, but not further than 6’ and shall not extend over street pavement. A minimum clearance of 8’ under awning or canopy is required. If signage will be placed under the awning or canopy, a minimum clearance of 10’ is required. Awnings and canopies shall not be closer to the edge of the building than 1’. Maximum height of the upper attachment of an awning shall not exceed 16’ above finished grade. Awnings and canopies shall not be constructed of corrugated metal or R-Panel. Awnings and canopies in the public right-of-way shall be supported by the building and not utilize poles or other ground mounted support features unless the Director determines the right-of-way width and streetscape is such that a minimum 6’ unimpeded pedestrian walkway can be maintained between the support feature and the street or parking edge. Backlighting or internal illumination prohibited.

Construction of Public Improvements. At the time of construction of new buildings along public streets, or major remodel or addition to the street facing façade of an existing building where the cost of the remodel equals or exceeds 30% of the value of the structure, or upon redevelopment of a property, site improvements in the adjacent public right-of-way shall be constructed consistent with the Downtown Master Plan, including sidewalks, curbing, lighting, and street trees. Construction of on-street parking in the right-of-way adjacent to the site shall count towards the parking requirements of this code at a rate of two (2) spaces for each space constructed.

DT District Parking Standards

Required Parking	
Land Use	Required Parking Spaces
Apartment	1 space per dwelling unit
Loft Apartment	No parking required for first 2 dwelling units. 1 space per dwelling unit starting with the 3rd dwelling unit and all additional dwelling units.
Hotel	1 space per guest room
All Other Non-Residential Uses	1 space per 500 sf GFA

Parking Options.

Off-street. Off-street parking spaces may not be located between the building and right-of-way. Driveways shall take access from a side street or alley. Parking spaces may take direct access from an alley. Off-street parking shall be screened from adjacent streets by either the building or an alternative screening method presented to the Director.

On-Street. Construction of on-street parking spaces is allowed provided the spaces are fronting the parcel and are improved to the City’s downtown parking specifications. The Director shall consider adequacy of parking on the existing street and whether improvements will be required to fulfill this option.

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Townhouse	Buildings must be designed to create an urban character with pedestrian interface. Entrances are required to face the street and must include a porch or stoop. Required parking must be accessed via an alley.	N/A
Apartment – Attached/ Detached	Limited to max of 44 units per acre. Buildings must be designed to create an urban character, required parking must be accessed via an alley and accommodated in a parking structure or a parking lot which uses the building to screen it from the public right-of-way. The first floor of the building shall be dedicated to nonresidential uses permitted within the district. No apartment units allowed on the 1st floor.	N/A
Live-work unit	Live-work units must be designed with a residential external appearance in the form of a townhouse. Customer parking must be provided on street, in a parking structure, or via alley access. The area devoted to work cannot exceed 50% of total floor area.	N/A
Group Home	Facility must be licensed by the state of Texas and set up to house seven or more residents	N/A
Aviation Uses, Rotary Wing	Development of heli-facility or heliport uses shall be designed according to the applicable design standards set out in the U.S. Department of Transportation Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction of a heli-facility, heliport, or helistop shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .	N/A
Child-Care Facility, Day-Care Center	Access must be taken 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 interfering with the parking lot. Outdoor activities shall be set back from any residentially used or zoned property by 100 ft and enclosed by a wall or fence. Owner/operator must maintain all certification and licensing requirements by the state.	N/A
Education	Parking shall be accommodated on site. Access to the site 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 feet and enclosed by a wall or fence. The queueing of vehicles shall comply with Sec 8.3, Off-Street Stacking.	N/A
Religious Assembly	Facilities must provide an on-site parking garage for parking requirements.	N/A
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 160'.	N/A
Bar or Nightclub	Outdoor seating areas, if present, and parking shall be set back at least 100 feet and physically separated from any residentially used or zoned property and screened by a wall or fence. Outdoor live music and entertainment is allowed provided that it is set back at least 100 feet from any residentially used or zoned property and screened by a wall or fence.	N/A
Brewery/ Distillery/ Winery	Outdoor seating, live music, and/or entertainment areas shall be set back at least 100' from residentially used or zoned properties and screened by a wall or fence. Facility must provide a customer component which may include a retail storefront, a tasting room, or a food or beverage servicing area.	N/A
Food/Drink Establish. (gen.)	Restaurant shall not include drive-through or drive-up or similar services.	N/A
Parking, Commercial	Limited to no more than 2 acres in size and consist of a surface, structured, or combination parking lot. Surface parking facility shall have a maximum of 95% impervious surface coverage. The use may be used as part of shared parking requirements.	N/A
Special Event Venue	Outdoor seating, live music, and/or entertainment areas shall be set back at least 100' from residentially used or zoned property and screened by a wall or fence. For large event venues, the City	N/A

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
	Engineer may approve an alternative parking material for overflow parking in addition to the minimum required by these regulations if the parking area is screened from view from the street and adjacent properties.	
Bed and Breakfast Lodging	No more than 6 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 6' in height and a 5' 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
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

Prohibited Land Uses

Animal Clinic or Services	Neighborhood Amenity
Animal Production/Raising	Office Showroom
Aviation Fixed Wing	Pawn Shop
Campground	Provisional Housing
Car Wash	Quadplex
Cemetery	Residential Childcare Facility
Commercial Stables	RV Park
Contractor Services	Research & Development
Cottage	Resource Extraction – Surface/Subsurface
Crop Production and Sales	Scrap and Salvage Yard
Duplex	Self-storage
Game Ranch	Shopping Center
Heavy Equipment Sales/Services	Single Family Attached
Home Enterprise	Single Family Detached
Housing Services for the Aging	Single Family Zero Lot Line
Hospital	Storage Yard
Hotel, Extended Stay	Tiny House Development
Industrialized Housing	Triplex
Industrial Services Light/Heavy	Utility Service Provider
Landscape Supply & Sales/Garden Center	Vehicle Gas/Fueling Station
Large Scale Retail Sales/Service	Vehicle Sales and Rentals
Major Utilities	Vehicle Services – Minor / Major
Manufactured Home	Warehouse and Distribution
Manufactured Home Park	Waste Related Services