

# ENZ – Existing Neighborhood Zones

The Existing Neighborhood Zones are intended to protect the established development pattern and character of existing neighborhoods (such as density, lot dimensions, and street pattern) while also providing opportunities for infill development and improvements to existing homes. Existing Neighborhood Zones are divided into five sub-districts based on their existing and intended development character:

**ENZ.1:** The ENZ.1 sub-district primarily consists of single-family estate homes on larger lots using the previous RE-1 zoning district.

**ENZ.2:** The ENZ.2 sub-district primarily consists of single-family detached homes using the previous R-1 zoning district.

**ENZ.3:** The ENZ.3 sub-district primarily consists of single-family detached, single-family attached, and townhouse homes using the previous R-2, RA-1, and RT-3 zoning districts.

**ENZ.4:** The ENZ.4 sub-district primarily consists of duplex and apartments using the previous R-4 and R-5 zoning districts.

**ENZ.5:** The ENZ.5 sub-district primarily consists of manufactured housing using the previous MH-1, MH-2, and MH-3 zoning districts.

The information below is a summary. For full details, please refer to our Code of Ordinance.

ENZ District Land Uses						
Land Use	ENZ Subdistrict					
	ENZ.1	ENZ.2	ENZ.3	ENZ.4	ENZ.5	
Apartment – Attached / Detached	--	--	--	P	--	<b>(P) Permitted Land Uses</b> - Uses allowed without restrictions/special approvals.
Bed and Breakfast Lodging	C	C	C	C	--	
Cemetery	E	E	E	E	E	<b>(R) Restricted Land Uses*</b> - Uses allowed subject to certain restrictions. Refer to <i>Restricted Uses</i> handout for restrictions.
Child-care, Family Home	C	C	C	C	--	
Commercial Rec./Entertainment	E	E	E	E	E	<b>(E) Existing Land Use</b> - Use existed at that location on the effective date of these regulations.
Community Assembly/Amenity	C	C	C	C	C	
Day-Care Center	C	C	C	--	C	<b>(C) Conditional Land Uses*</b> - Uses allowed with approval of a Conditional Use Permit.
Duplex	--	C	P	P	P	
Food & Drink (Neighborhood)	E	E	E	E	E	<b>(--)</b> Prohibited Land Uses - Uses not allowed within the district.
Government	C	C	C	C	C	
Group Home	R	R	R	R	R	*Refer to Restrictions and Conditions below.
Home Enterprise	R	R	R	R	R	
Housing & Services for the Aging	E	E	E	C	C	
Industrialized Housing	R	R	R	R	R	
Manufactured Home	--	--	--	--	P	
Manufactured Home Park	--	--	--	--	R	
Neighborhood Amenity	R	R	R	R	R	
Office (including medical)	E	E	E	E	E	
Passive Outdoor Recreation	P	P	P	P	P	
Personal Services	E	E	E	E	E	
Religious Assembly/Home Enter	R	R	R	R	R	
Residential Child-care Facility	R	R	R	--	R	
Retail Sales, General	E	E	E	E	E	
RV Park	--	--	--	--	C	
Single-Family Attached	--	C	P	P	P	
Single-Family Detached	P	P	P	P	P	
Single-Family Zero Lot Line	--	R	R	R	R	
Tiny House Development	--	--	C	C	R	
Townhouse	--	--	P	P	--	
Triplex/Quadplex	--	--	P	P	--	
Utilities, Local /Neighborhood	P	P	P	P	P	
Wireless Transmission Facility	C	C	C	C	C	

\* Refer to Restrictions and Conditions below.  
 \* To see Prohibited Uses, please refer to the last page.

## ENZ District Development Standards

ENZ Subdistrict										
Requirement	ENZ.1	ENZ.2	ENZ.3			ENZ.4				ENZ.5
Development Type	Single-family Detached	Single-family Detached, Single-family Attached, Duplex	Single-family Detached, Single-family Attached, Duplex	Townhouse	Tri-plex, Quadplex	Single-family Detached, Single-family Attached, Duplex	Townhouse	Tri-plex, Quadplex,	Apartment	Manufactured Home
Min. Lot Area	1 acre	6,000 sf	6,000 sf	2,400 sf	6,000 sf	6,000 sf	2,600 sf	12,000 sf	12,000 sf	5,000 sf
Min. Lot Width	100 ft.	50 ft.	50 ft.	20 ft.	50 ft.	50 ft.	20 ft.	100 ft.	100 ft.	50 ft.
Front Setback	50 ft.	25 ft.	25 ft.	20/15 ft.	25 ft.	25 ft.	25/20 ft.	25 ft.	25 ft.	25 ft.
Interior Side Setback	15 ft.	5 ft.	5/0 ft.	5/0 ft.	5 ft.	5 ft.	10/0 ft.	10 ft.	10 ft.	5 ft.
Street Side Setback	25 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Rear Setback	25 ft.	10 ft.	10 ft.	5 ft.	15 ft.	15 ft.	5 ft.	15 ft.	15 ft.	15 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	50/35 ft.	50/35 ft.	25 ft.
Max. Lot Coverage	30%	50%	75%	75%	75%	75%	75%	75%	75%	60%
Min Dwelling Unit Size	1500 sf	900 sf	900 sf	800 sf	600 sf	800 sf	800 sf	600 sf	600 sf	600 sf
Max. Dwelling Unit per Acre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	24	n/a

### ENZ District Alternative Standards

- Front Setback Averaging.** Front setback may be reduced to average front building setback of homes along same side of street within same sub-district, or average front building setback of homes within 500' either side, whichever's less.
- Front Porches.** The front setback may be reduced by up to 6' provided the front porch is located no closer than 14' from front property line and is only enclosed with screens (not walls or windows).
- Street Side Setback Averaging.** The street side setback on any given lot may be reduced to no less than the average street side setback of lots within the same sub-district.
- Side-Loaded Garages.** Front setback may be reduced 10' to establish side loaded garage provided there is more than one side-loaded garage within same sub-district, the lot is at least 75' wide, reduction only applies to garage, garage has at least 1 street-facing window, and it has same design features/exterior materials as principal building.
- Rear-Loaded Garages.** The rear setback for a rear-loaded garage taking access from an alley may be reduced to 7.5'.

### Restrictions and Conditions

Land Use	Restrictions/Conditions	Operational/Other Standards
Single-Family Zero Lot Line	Allowed when included in a 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
Manufactured Home Park	Manufactured Home Parks are subject to the requirements of Section 4.2.3.D, <i>Manufactured Home Parks</i> . Manufactured homes shall comply with building standards as set out in Section 4.2.3.B, <i>Manufactured Home Building Unit Standards</i> .	N/A
Tiny House Development	Subject to the requirements of Section 4.2.4, <i>Tiny House Development</i> . Tiny houses shall be connected to utilities as set out in Section 4.2.4.C.8, <i>Utilities</i> and Section 4.2.4.C.9, <i>Solid Waste</i> .	N/A
Duplex	Duplex development in ENZ.2 district must follow the standards for duplex development in the ENZ.3 district.	N/A
Group Home	Must be licensed by the state. Limited to a maximum of 6 residents and 2 supervisors in ENZ.1, ENZ.2, ENZ.3, & ENZ.5 districts. In addition to the group or community homes, cities intent to authorize group/community home in residential districts if required by state or federal fair housing requirement.	N/A
Community Assembly/Amenity	Parcel shall take access via arterial/collector street. Parking shall be on-site. Off-site parking through shared parking	N/A

	agreement if parking lot is within 250' of the parcel and connected via a sidewalk.	
Neighborhood Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.	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	Proposed parcel shall take access from an arterial or collector street, and parking will be accommodated 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
Recreational Vehicle (RV) Park	Recreational vehicles only allowed within an RV Park. The RV Park shall be planned through a Site Development Plan, take access from an arterial/collector street with a minimum 30' driveway width and provide centralized solid waste collection. One RV allowed per space. Each space requires a 10' x 24' parking pad constructed of concrete, asphalt, or similar material; adequate frontage on an access drive to allow loading/unloading maneuvering space; connections to potable water, sanitary sewer, and electrical power; and a permanent space number marker clearly visible day/night. RV parks may include sanitary facilities, storage buildings, or management offices. Common area amenities required based on number of units.	N/A
Bed and Breakfast Lodging	In addition to approval of a Conditional Use Permit, the owner/operation of the bed and breakfast shall be a full-time resident of the main dwelling on the property 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 of 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.  Guest room rentals shall not be allowed for more than 21 consecutive days.
Child-care, Family Home	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one employee outside home.	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"> <li>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.</li> <li>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.</li> </ol>	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.

## **Prohibited Land Uses**

All Agricultural/Ranch Uses

Car Wash

Cottage

Crop Production & Sales

Hotel, Extended Stay

Landscape Supply & Sales/Garden Center

Live Work Unit/Loft Apartment

Major Utilities

Research & Development

Resource Extraction – Surface/Subsurface

Social Service Institution

Utility Service Provider

Vehicle Gas or Fueling Station

Vehicles Sales & Rentals

Vehicle Services – Minor/Major

Warehouse & Distribution

Waste Related Services