

NR – Neighborhood Residential District

The Neighborhood Residential District is intended to be the default single-family detached district and suburban in character. It includes various flexible lot size configurations but is tied to an overall development density. Although it will be comprised of predominantly single-family detached housing, different development options (developed as a planned development) could allow a small percentage of new development to be single-family attached housing types. These areas are developed with an urban roadway cross-section. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

| NR District Land Uses | | | |
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| 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. | Master Planned Community Land Uses Uses allowed only within an approved Master Planned Community. |
| Local/Neighborhood Utilities Passive Outdoor Recreation Single-Family Detached | Education Family Home Childcare Government Group Home Home Enterprise Industrialized Housing Neighborhood Amenity Religious Assembly Residential Childcare Facility Single-Family Zero Lot Line | Bed and Breakfast Lodging Cemetery Community Assembly/Amenity Housing/Services for the Aging Manufactured Home Manufactured Home Park Tiny House Development Wireless Transmission Facility | Cottage Day-Care Center Duplex Food & Drink (neighborhood) General Retail Sales Loft Apartment Medical Office Office Personal Services Quadplex Shopping Center Single-Family Attached Townhouse Triplex |
| * Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page. | | | |

| NR District Development Standards | | | | | | | | | |
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| Requirement | Development Type | | | | | | | | |
| | Suburban | Neighborhood | Neighborhood (rear loaded) | Single-Family Zero Lot Line | Cottage | Manuf. Home Subdivision | Manuf. Home Park | Tiny House Dev. | Nonresidential |
| Minimum Lot Size | 12,000 sf | 5,000 sf | 4,200 sf | 5,000 sf | 3,600 sf | 4,600 sf | 3,600 sf | 3,600 | 32,670 sf |
| Minimum Lot Width | 65 ft. | 45 ft. | 38 ft. | 45 ft. | 30 ft. | 46 ft. | 40 ft. | 40 ft. | 80 ft. |
| Min. Corner Lot Width | 65 ft. | 55 ft. | 48 ft. | 60 ft. | 40 ft. | 56 ft. | 40 ft. | 40 ft. | 80 ft. |
| Min. Lot Frontage | 25 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | N/A |
| Front Setback | 30 ft. | 25 ft. | 15 ft. | 25 ft. | 10 ft. | 15 ft. | 15 ft. | 15 ft. | 30 ft. |
| Interior Side Setback | 10 ft. | 5 ft. | 5 ft. | 0/10 ft. | 5 ft. | 5 ft. | 5 ft. | 5 ft. | 15 ft. |
| Street Side Setback | 20 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 15 ft. | 10 ft. | 10 ft. | 25 ft. |
| Rear Setback | 20 ft. | 15 ft. | 15 ft. | 15 ft. | 10 ft. | 15 ft. | 15 ft. | 15 ft. | 20 ft. |
| Garage Setback | 25 ft. | 25 ft. | N/A | 25 ft. | 25 ft. | n/a | n/a | n/a | n/a |
| Garage Setback Alley Access | 7.5 ft. | 7.5 ft. | 7.5 ft. | 7.5 ft. | 7.5 ft. | n/a | n/a | n/a | n/a |
| Maximum Height | 35 ft. | 35 ft. | 35 ft. | 35 ft. | 25 ft. | 25 ft. | 25 ft. | 25 ft. | 35 ft. |
| Max. Lot Coverage | 45% | 50% | 60% | 50% | 60% | 50% | 50% | 50% | 70% |
| Minimum Unit Size | 900 sf | 900 sf | 800 sf | 900 sf | 600 sf | 900 sf | 900 sf | 140 sf | n/a |
| Minimum Size Dev. | 10 acres | 5 acres | 6 acres | 5 acres | 3 acres | 5 acres | 5 acres | 5 acres | n/a |
| Max. Units/Acre | 3 | 6.25 | 6.3 | 6.25 | 7.25 | 7.25 | 5.25 | 5.25 | n/a |
| Min. % Open Space | 10% | 11% | 18% | 11% | 20% | 25% | 40% | 40% | n/a |
| Single-Family Zero Lot Line development, one interior side lot line min setback may be 0' and the opposite interior side lot must be a min of 10' conformance with the approved subdivision plat for the development | | | | | | | | | |

| Restrictions and Conditions | | |
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| Land Use | Restrictions/Conditions | Operational/Other Standards |
| Manufactured Home | Shall be located within a Manufactured Home Subdivision per Section 4.2.3.C, <i>Manufactured Home Subdivisions</i> . Manufactured homes shall comply with minimum standards per section 4.2.3.B, <i>Manufactured Home Building Unit Standards</i> . | N/A |
| Manufactured Home Park | Subject to requirements of Section 4.2.3.D, Manufactured Home. Manufactured homes shall comply with minimum building standards as set out in Section 4.2.4.B, <i>Manufactured Home Building Unit Standards</i> . | N/A |
| Tiny House Development | Tiny House Developments are 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 4.2.3.C.B, <i>Utilities</i> and Section 4.2.4.C.9, <i>Solid Waste</i> . | N/A |
| Cemetery | Access must be via arterial/collector street. Facility shall be set back 100' from residential property and enclosed by wall/fence. | 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 queuing of vehicles shall comply with Sec 8.3, <i>Off-Street Stacking</i> . | N/A |
| Government | 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 | 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. |

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| | <p>be located within the principal structure or a permitted accessory structure in accordance with the following:</p> <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. | <p>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.</p> <p>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.</p> |
| Single-Family Zero Lot Line | Only allowed when included in plat designating the lot for Zero Lot Line Development and must follow the development standards specified in Subsection 4.23, Single-Family Lot Line Development. | N/A |
| Group Home | Must be licensed by the State. Limited to 6 residents and 2 supervisors. City code authorizes any other group/community home use in residential districts if required by state or federal fair housing regulation. | N/A |
| Industrialized Housing | Required to have similar exterior and a value equal to or greater than the median taxable value for each single-family detached until located within 500 feet. | N/A |

Prohibited Land Uses

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

Live-work Unit
 Major Utilities
 Medical Clinic
 Office Showroom
 Pawn Shop
 Provisional Housing
 Research & Development
 Resort Hotel
 Resource Extraction – Surface/Subsurface
 Scrap and Salvage Yard
 Self-storage
 Social Service Institution
 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