

RE - Rural Estate District

The Rural Estate District is intended to provide the opportunity to develop a large lot subdivision prior to public utilities being available. It is intended to remain rural in character, suited for larger lot, higher end housing. To remain rural in character, the lot width and setbacks are large, a minimum subdivision area is established, and roads are designed with a rural roadway cross-section. A cluster development option allows for smaller lot sizes with larger amounts of open space. The information below is a summary. For full details, please refer to our Code of Ordinance.

RE 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.
Government Local/Neighborhood Utilities Passive Outdoor Recreation Religious Assembly Single-Family Detached	Cemetery Child-care, Family Home Education Group Home Industrialized Housing Home Enterprise Neighborhood Amenity	Bed and Breakfast Lodging Community Assembly/Amenity Housing & Services for the Aging Wireless Transmission Facilities
*Refer to Restrictions and Conditions below.		
* To see Prohibited Uses, please refer to the last page.		

RE District Development Standards			
Requirement	Development Type		
	Estate	Estate Cluster	Nonresidential
Minimum Lot Size	32,670 sq. ft.	21,780 sq. ft.	32,670 sq. ft.
Minimum Lot Width	110 ft.	90 ft.	125 ft.
Minimum Lot Frontage	75 ft.	45 ft.	n/a
Front Setback	50 ft.	45 ft.	55 ft.
Interior Side Setback	25 ft.	20 ft.	35 ft.
Street Side Setback	35 ft.	30 ft.	35 ft.
Rear Setback	75 ft.	50 ft.	60 ft.
Garage Setback	n/a	n/a	n/a
Maximum Height	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	30%	35%	25%
Minimum Unit Size	1,400 sq. ft.	1,400 sq. ft.	n/a
Minimum Size Development	6.0 acres	5.0 acres	n/a
Maximum Units/Acre	1.10 units/acre	1.50 units/acre	n/a
Min. % Open Space	15%	25%	n/a

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Industrial Housing	Required to have similar exterior, and a value greater or equal to the median taxable valuable for each single-family detached dwelling unit within 500 ft, determined by most recent certified tax appraisal roll for the county.	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
Cemetery	Access must be via arterial/collector street. Facility shall be set back 100' from residential property and enclosed by wall/fence.	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
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
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"> 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. 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 	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

	Buildings and Structures, and any other applicable standards of the regulations.	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.
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Prohibited Land Uses

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| <ul style="list-style-type: none"> Animal Clinic or Services Animal Raising or Production Apartment – Attached/Detached Aviation Uses 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 Cottage Crop Production and Sales Day-Care Center Duplex/Triplex/Quadplex Food & Drink (general) Food & Drink (neighborhood) Full or Limited Service Resort/Hotel Game Ranch General Retail Sales Heavy Equipment Retail Sales/Services Hospital Hotel, Extended Stay Industrial Services Light/Heavy Landscape Supply & Sales Garden Center Live-work Unit | <ul style="list-style-type: none"> Loft Apartment Major Utilities Manufactured Home/Park Medical Office/Clinic Office and Office-Showroom Pawn Shop Personal Services Provisional Housing Research & Development Residential Childcare Facility Resource Extraction – Surface/Subsurface RV Park/Vehicle Scrap and Salvage Yard Self-storage/Storage Yard Shopping Center Single-Family Attached Single Family Zero Lot Line Special Event Venue Social Service Institution Tiny House Development Townhouse Transportation Facilities Utility Service Provider Vehicle Gas/Fueling Station Vehicle Sales and Rentals Vehicle Services – Minor / Major Warehouse and Distribution Waste Related Services |
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