

TR - Transitional Residential District

The Transitional Residential District is intended to provide areas of higher density and different housing types than in the Neighborhood Residential District. It is tied to an overall development density and is intended to provide an area of transition between the lower density Neighborhood Residential District and higher density districts (e.g., neighborhood multifamily, commercial, etc.). 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.**

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

Requirement	Cottage	Neighborhood Single-Family Detached	Neighborhood Rear-Loaded Single-Family Detached	Single-Family Attached	Single Family Attached Rear-Loaded	Single Family Zero Lot Line	Duplex	Townhouse front loaded	Townhouse rear loaded	Triplex	Quadplex	Apartment	Tiny House Development	Nonresidential
Min. Lot Size	3,600 sf	5,000 sf	4,200 sf	5,000 sf	4,200 sf	5,000 sf	6,000 sf	2,000 sf	2,000 sf	10,500 sf	14, 500 sf	n/a	3,600 sf	32,670 sf
Min. Lot Width	30 ft.	50 ft.	42 ft.	50 ft.	42 ft.	50 ft.	50 ft.	24 ft.	24 ft.	50 ft.	50 ft.	60 ft.	40 ft	80 ft.
Min. Corner Lot Width	40 ft.	60 ft.	52 ft.	60 ft.	52 ft.	65 ft.	60 ft.	34 ft.	34 ft.	50ft.	50 ft.	60 ft.	40 ft	80 ft.
Min. Lot Frontage	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	50 ft.	50ft.	60 ft.	20 ft	n/a
Front Setback	10 ft.	25 ft.	15 ft.	25 ft.	15 ft.	25 ft.	25 ft.	20 ft.	10 ft.	25 ft.	25 ft.	25 ft.	15 ft	30 ft.
Interior Side Setback	5 ft.	5 ft.	5 ft.	5/0 ft.	5/0 ft.	0/10ft.	5 ft.	5/0 ft.	5/0 ft.	10 ft.	10 ft.	15 ft.	5 ft	15 ft.
Street Side Setback	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	10 ft.	10 ft.	15 ft.	15 ft.	20 ft.	10 ft	25 ft.
Rear Setback	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft	20 ft.
Garage Setback	25 ft.	25 ft	7.5 ft	25 ft.	7.5ft.	25 ft.	25 ft.	25 ft.	7.5 ft.	25 ft.	25 ft.	n/a	n/a	n/a
Garage Setback Rear Loaded	7.5 ft.	7.5 ft	7.5 ft	7.5 ft.	7.5 ft	7.5 ft.	n/a	n/a	7.5 ft	n/a	n/a	n/a	n/a	n/a
Maximum Height	25 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft	35 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	25 ft	35 ft.
Max. Lot Coverage	60%	50%	60%	50%	60%	50%	50%	65%	70%	70%	70%	70%	50%	70%
Min. Unit Size	600 sf.	900 sf.	800 sf	900 sf	800 sf	900 sf	800 sf	n/a	n/a	n/a	n/a	n/a	140 sf	n/a
Min. Size Dev.	3 acres	5 acres	6 acres	5 acres	6 acres	5acres	5 acres	2 acres	2 acres	10,500 sf	14,500 sf	5 acres	5 acres	n/a
Max. Units/Acre	7.25	6.25	6.3	6.25	6.3	6.25	10	11	11.3	12	12	14	5.25	n/a
% Open Space	20%	11%	18%	11%	18%	11%	14%	25%	15%	25%	25%	25%	40%	n/a

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Single-Family Zero Lot Line	Allowed when included in plat designating the development must follow development standards specified in Subsection 4.2.10.	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
Tiny House Development	Subject to the requirements of Sec. 4.2.4 and approval of a Conditional Use Permit. All tiny houses shall be connected to utilities as set out in Subsection 4.2.4.C.6, Utilities and Subsection 4.2.4.C.7 Solid waste Disposal, and shall comply with minimum building standards as set out in Subsection 4.2.4.B, Tiny House Building Unit Standards	N/A
Apartment – Attached / Detached	Limited to a maximum of 14 units per acre.	N/A
Group Home	Must be licensed by the state, limited to a maximum of 6 residents and 2 supervisors.	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, Off-Street Stacking.	N/A
Government Facility	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	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.

	<p>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:</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>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.</p> <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.</p> <p>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>
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Prohibited Land Uses

Animal Clinic or Services
 Animal Production/Raising
 Aviation Fixed/Rotary Wing
 Bar or Night Club
 Brewery/Distillery/Winery
 Business or Trade School
 Campground
 Car Wash
 Cemetery
 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
 Manufactured Home
 Manufactured Home Park
 Medical Clinic
 Office Showroom
 Pawn Shop
 Provisional Housing
 Research & Development
 Resort Hotel
 Resource Extraction – Surface/Subsurface
 RV Park
 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