

**ORDINANCE NO. 19-01-17-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS AMENDING VARIOUS SECTIONS OF CHAPTER 3, BUILDING REGULATIONS AND CHAPTER 14, THE ZONING ORDINANCE TO CONSOLIDATE ALL SUBSTANTIVE REQUIREMENTS RELATED TO THE EXTERIOR APPEARANCE OF PRINCIPAL BUILDINGS IN CHAPTER 3, INCLUDING PROPOSED NEW LANGUAGE, AND REPLACING THEM WITH REFERENCES ONLY IN CHAPTER 14; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the City of Lago Vista, Texas is a Home Rule City; and

**WHEREAS**, the City Council of the City of Lago Vista has previously established numerous provisions throughout the Lago Vista Code of Ordinances that regulates the exterior appearance of principal buildings; and

**WHEREAS**, those regulations are intended to result in principal buildings that maintain their quality and durability over time without the requirement for undue or unusual amounts of maintenance; and

**WHEREAS**, those existing regulations are occasionally ambiguous or lack sufficient specificity, and

**WHEREAS**, those existing regulations are often duplicated in both Chapter 3 and Chapter 14 of the Lago Vista Code of Ordinances, and

**WHEREAS**, the Building Committee and the Planning and Zoning Commission of the City of Lago Vista has reviewed the existing regulations in numerous meetings and public hearings required by local ordinances and state regulations and recommends the amendments as shown in Exhibit "A" and Exhibit "B;" and

**WHEREAS**, the City Council of the City of Lago Vista has reviewed the existing regulations and recommendations and hereby desires to modify various provisions within Chapters 3 and Chapter 14 of the Lago Vista Code of Ordinances as described below that regulate the exterior appearance of principal buildings and consolidates those requirements in a single location.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:**

**SECTION 1. FINDINGS.** All of the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

**SECTION 2. MODIFICATION.** The City Council of the City of Lago Vista, Texas, does

hereby amend Chapter 3, Code of Ordinances as shown in Exhibit "A" and Chapter 14, Code of Ordinances as shown in Exhibit "B."

**SECTION 3. SAVINGS CLAUSE.** All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Lago Vista, Texas, are hereby repealed to the extent said ordinances, orders or resolutions or parts thereof are in conflict herewith.

**SECTION 4. SEVERABILITY CLAUSE.** If any section, subsection, article, paragraph, sentence, clause, phrase or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.


**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the *Texas Local Government Code*.

**SECTION 6. OPEN MEETINGS.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the *Texas Local Government Code*.

**AND, IT IS SO ORDERED.**

**PASSED AND APPROVED** this 17<sup>th</sup> day of January 2019.



  
Ed Tidwell, Mayor

ATTEST:

  
Sandra Barton, City Secretary

On a motion by Councilman Davila, seconded by Councilman Robbins, the above and foregoing ordinance was passed and approved.

EXHIBIT "A"

**CHAPTER 3**

**BUILDING REGULATIONS**

**ARTICLE 3.100 BUILDING CODE**

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**Sec. 3.123 Minimum Standards for All Single-Family and Two-Family Residential Buildings**

(a) Every building, structure, or part thereof erected or altered, or used for residential use in the city containing one or more dwelling units shall conform to the provisions of this article and Chapter 14, the Lago Vista Zoning Ordinance.

(1) Exceptions. The following structures may be located within the front yard setback and in the side yard setbacks for corner lots:

(A) Driveways, parking aprons and required culverts;

(B) Mailbox structures;

(C) Walkways and reasonable landscaping structures;

(D) Retaining walls;

(E) Driveway and walkway marking pillars and lightning supports;

(F) Screened or buried solid waste container (multifamily only);

(G) Buried septic system.

(2) Exceptions. The following structures may be located within side yard setbacks:

(A) Walkways, golf cart paths, and reasonable landscaping structures;

(B) Retaining walls;

(C) Buried septic systems.

- (3) Exceptions. The following structures may be located within rear yard setbacks:
- (A) Retaining walls, providing ample provision is allowed for drainage structures should such be required;
  - (B) Drainage structures;
  - (C) Fences;
  - (D) Air-conditioning compressors, heat pumps and similar equipment and required screening;
  - (E) Screened solid waste containers;
  - (F) Boat docks;
  - (G) Decks and patios of wood or concrete are allowed, if they are not covered; and
  - (H) Swimming pools.
- (4) Construction Over Easements. Construction over easements is generally not allowed. The city manager or his designee may permit this. However, it shall be fully understood and agreed that construction of any type over dedicated utility or drainage easements may have to be removed at the owners' expense should the use of such easements be required by the entity benefiting from the easement or be required to provide adequate drainage or easements elsewhere.
- (b) Driveways, Off-Street Parking and Access to Public Streets. Each single-family dwelling unit in the city shall be on a lot abutting a public or platted private street. Multifamily dwellings, including patio homes, condominiums and townhouse projects, shall have access to a public street or a paved private street. The access must have and maintain an appropriate legal character or agreement which adequately provides for street repairs and maintenance. All structures and dwellings of any type shall be so located on lots so as to provide safe, convenient access for police and fire protection.
- (c) Exterior Lights. All outdoor or exterior lighting shall comply with the requirements of Article 3.800 in Chapter 3.
- (d) Swimming Pool Fences. Every outdoor swimming pool constructed or installed after the effective date of this article shall be completely enclosed by a fence, or a wall, or a combination thereof, which is not less than four (4) feet in height. The fence and/or wall shall be so constructed as not to have openings, holes, or gaps larger than four (4) inches in any dimension except for doors and gates. If a picket fence is erected or maintained, the horizontal spacing between pickets shall not exceed four (4) inches. The walls of a dwelling, house, or accessory building may be used as part of such enclosure. All gates and doors opening through an enclosure required shall be equipped with a self-closing device for keeping the gate or door securely closed at all times when not in actual use, provided that a door of any dwelling or accessory building which forms a part of the enclosure need not be so equipped. This section

shall be applicable to all existing swimming pools, other than indoor pools, effective April 15, 2003. No person in possession of land within the city, whether as owner, purchaser, lessee, or tenant that includes a swimming pool constructed or installed after the effective date of this article shall fail to provide and maintain a secure enclosure around such swimming pool. Persons owning pools on the effective date of this article may make application to the city council which may authorize modifications and variances in individual cases until October 15, 1999, upon a showing of good cause with respect to the height, nature or location of the fence, wall, gate or latch, or the necessity therefor, provided the minimum level of protection and security intended by this article is not reduced thereby. The city manager or his designee may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the fence, gates, and latch required. The requirements of this subsection shall not apply to swimming pools that are constructed, operated, and maintained in conjunction with a motel or hotel which operates twenty-four (24) hours per day and which provides such pool for the use of its tenants and their guests, or that are covered by and subject to the state requirements governing pools for multiunit rental complexes and property associations set forth in Chapter 757 of Title 9 of the Texas Health and Safety Code.

State law references—Swimming pool enclosures, V.T.C.A., Local Government Code, sec. 214.101 et seq.

- (e) Fire Warning System. Each dwelling unit shall be provided with smoke detectors in conformance with the standards contained in the IBC, IRC and/or the IFC.
- (f) Floor Area. Each dwelling unit shall contain a minimum floor area as required by the zoning ordinance.
- (g) Garages and Carports. All single-family or duplex units in the city will be designed with a garage that is a minimum of four hundred (400) square feet in size. A carport, in addition to a garage, shall be designed with adequate storage compartments to prevent unsightly storage in public view. Enclosing an existing carport or garage into the living area shall not be approved unless a new garage is added and the floor level of the existing carport/garage is approved to meet building code criteria for a living area (see Section 7.20 of the zoning ordinance). All other dwelling units will have adequate enclosed storage of not less than twenty-five (25) square feet, in addition to the parking requirements of the city's zoning ordinance.
- (h) Manufactured Homes and Industrialized Housing. Manufactured Homes and Industrialized Housing, including additions to existing residential dwellings, shall be limited to the districts or locations specified in Chapter 14, the Lago Vista Zoning Ordinance.
  - (1) In locations permitted by the zoning ordinance, industrialized housing shall be placed on a permanent foundation and comply with all applicable local building codes and permit application requirements.
  - (2) In locations permitted by the zoning ordinance, manufactured homes (including mobile homes) shall comply with the following additional requirements:

- (A) All manufactured housing (including mobile homes) shall be installed by either the owner, after acquiring a temporary installer's certificate from the state, or an installer registered with the Texas Department of Labor Standards. If the owner intends to use a registered installer to transport and/or install a manufactured home, he must enter the name, address, phone number and the installer's state registration number on the building permit application.
- (B) The manufactured or mobile home structure shall be classified and treated in accordance with the criteria established by the federal and state statutes, regulations and consumer law, including the Federal National Manufactured Housing Construction and Safety Standards Act of 1974 and the state regulations referenced below.
- (C) Applications for a building permit for manufactured and mobile homes shall include the square footage, manufacturer's name, date of manufacture, serial number and exterior dimensions (not including the tongue).
- (D) No manufactured or mobile home older than five years or without the required federal or state inspection seals may be placed on any lot in the city.

State law references—Sanitation and health standards, V.T.C.A., Health and Safety Code, ch. 341; Manufactured Housing Standards Act, V.T.C.A., Occupations Code, ch. 1201; authority to prohibit installation of mobile homes used for residences, V.T.C.A., Occupations Code, sec. 1201.008.

- (i) Sewage Facilities. Residences shall be required to connect to the City of Lago Vista municipal wastewater system at all locations where it is available. Where the City of Lago Vista municipal wastewater services are unavailable, alternative systems including municipal utility districts, special utility districts, private community systems or individual systems shall be approved and permitted through the Public Utility Commission of Texas, the LCRA, and Travis County as applicable. Such systems shall comply with all relevant state regulations, including but not limited to Sections 341.039 (Health and Safety Code) and 26.0311 (Water Code) of the Texas Local Government Code.
- (j) Solar Systems. Ground-mounted solar panels shall not be visible from a public right-of-way or golf course.
- (k) Utility Connection. It shall be unlawful to connect any utility to a structure for permanent service until authorized by the public utility supplier.
- (l) The city is authorized to take actions as appropriate to withhold or request removal of all utility connections to any residential or commercial unit where no action has been taken to correct deficiencies in the building code, or violations of this article.
- (m) Roofing for patios or covered porches shall match the roof on the primary structure.
- (n) Exterior Appearance.

(1) Exterior Finish Materials. This subsection shall apply to all single-family and two-family residences, except those in the R-1M manufactured home and industrialized housing zoning district or the RR-A restricted single-family with aircraft zoning district as defined in Chapter 14 of the Lago Vista Code of Ordinances. Exterior finishes in the R-1M or RR-A zoning districts may include any protective coating or covering approved herein or as required to prevent deterioration or other undesirable impacts caused by exposure to the elements, except as specifically prohibited in Article (B)(3) below.

(A) Required Materials.

- (1) A minimum of sixty-five percent (65%) of the all exterior wall finishes and surfaces as defined below shall consist of one or more of the following materials:
  - (a) Face brick;
  - (b) Cut stone or stone veneers;
  - (c) Clay tile or terra cotta (glazed and unglazed);
  - (d) Ceramic, stone or porcelain enamel tiles and panels;
  - (e) Spandrel glass; and
  - (f) Portland cement plaster or stucco (prior approved systems only, excluding EIFS except as specifically permitted below).
- (2) All exterior surfaces below the eave or top plate and above the finished first floor other than roofing materials and openings (doors and windows) shall be included in the required area calculation. Gables, dormers and other similar wall surfaces are excluded for example. While exposed grade beams or other similar foundation elements are not included in the required area calculation, all exposed surfaces shall include one or more of the required materials above, except surfaces within twenty-four inches of finish grade.
- (3) Each exterior wall (individually) shall meet the requirement unless specifically exempted below. Minor recesses or offsets, such as at entries, shall be considered to be a part of the adjacent primary exterior wall elevation.
- (4) Elevations of a residence that are only visible from a rear yard as defined in Section 2.10 of Chapter 14 shall be exempt from this requirement except when the rear property line fronts and is within fifty feet of a public right-of-way or when any of its property lines are common to a golf course.

(B) Acceptable Materials. The following materials may be used as exterior finishes for the balance of the surfaces not specified as required above:

- (1) Concrete impregnated or fiber-cement siding planks or sheet products;
- (2) Wood siding;

- (3) Metal trim when not used as a component of a pre-engineered metal building assembly; and
- (4) Veneer plaster on an extruded polystyrene substrate (EIFS) when limited to gables, dormers or other similar exterior wall surfaces above the eave or top plate, but not to include expansion joints.

(C) Prohibited Materials.

- (1) The following materials are prohibited as an exterior finish material on single-family or two-family residences except in the R-1M or RR-A zoning districts:
  - (a) Metal siding;
  - (b) Architectural concrete masonry units (split-faced, fluted, textured, etc.); and
  - (c) Unfinished or painted (with or without “block fill” primer) concrete masonry units (“concrete block”) except as a foundation component within twenty-four inches of finish grade.
- (2) The following materials are prohibited as an exterior finish material on single-family or two-family residences, including the R-1M or RR-A zoning districts:
  - (a) Vinyl siding;
  - (b) Sheet products other than those that are concrete impregnated or fiber-cement based, including laminated plywood, mineral fiberboard or other similar fiberboard products; and
  - (c) Mineral fiberboard or other similar fiberboard plank products.

(2) Similarity Restrictions.

- (A) Purpose. The regulation of appearances is intended to promote orderly, high quality and sustainable development and redevelopment in the City of Lago Vista. These sections provide standards to control the design and physical aspects of development so that the results remain harmonious with surrounding properties and consistent with adopted land use policies. Goals shall include, but not be limited to the encouragement of new construction of distinctive design and the prevention of excessive similarity among residential dwellings.
- (B) Standards. Except as provided herein, no single-family or two-family dwellings of similar front elevation or facade shall be constructed or located within any four adjacent lots on either side of a street within the same block or cul-de-sac, as specified below.

- (1) Front elevations or facades shall be deemed to be similar unless they are substantially different through the use of no less than three of the following variations:
  - (a) Distinct exterior finish materials and colors;
  - (b) Entry design and features;
  - (c) The garage is set back or extends in front of the remainder of the front facade by a minimum of four feet; and/or
  - (d) Inclusion of a covered, open-walled porch or other similar improvement at least six feet in depth extends across at least one-third of the width of the front facade.
- (2) Front elevations or facades shall be deemed to be similar unless they also vary in no less than two of the following criteria:
  - (a) The principal structure's roof geometry or type (gable, hip, gambrel, shed, mansard, flat, or combinations, etc.).
  - (b) The geometry, shape and/or dimensions of the front elevation or silhouette.
  - (c) The garage type (front-loaded, side-loaded or detached) or location.
  - (d) Locations, sizes and types of windows on the front elevation.

(C) Application Review Process.

- (1) Any lot across a frontage street right-of-way will be reviewed as adjacent if the extension of either side property line would intersect another lot's front property line or corner.
- (2) Corner lots shall be evaluated and meet the requirements for each frontage that it shares.
- (3) Intervening streets, public parks or similar features at least 50 feet in width shall be deemed to interrupt adjacency.
- (4) The proposed residence shall be considered different from any vacant lot for which no building permit application has been submitted without requiring further documentation.
- (5) The proposed residence shall be considered different from any residence that differs in the number of stories (single-story, two-story, etc. when permitted by development standards).
- (6) Acceptable documentation of the other structures in question shall include photographs (no building elevations of other structures are required).

(7) The Building Official shall review all submitted documentation and any previously approved building permits to make a determination. Where the Building Official finds that a dwelling for which a building permit is being requested violates the similarity restrictions, the building permit shall be denied.

(D) Exemptions. This subsection shall not apply to single-family and two-family residences in the R-1M manufactured home and industrialized housing zoning district or the RR-A restricted single-family with aircraft zoning district as defined in Chapter 14 of the Lago Vista Code of Ordinances. Single-family or two-family dwellings with a notarized sales agreement or an approved building permit application prior to the original effective date of the similarity restrictions shall also be exempt from these provisions. A Planned Development District (PDD) may explicitly exempt itself from these requirements when a similarity of architectural form and style among dwellings is integral to the concept.

### **Sec. 3.124 Minimum Standards for Multifamily and Nonresidential Buildings**

(a) In addition to the requirements in the IBC, every building, structure, or part thereof, erected or altered, moved or relocated for nonresidential use in the city shall conform to the following standards, which are deemed to be minimum standards, necessary for the safety, health and general welfare of the residents of the community and to provide for the enhancement of the overall visual image of the city and to encourage some degree of design consistency, by requiring specific exterior materials for all nonresidential buildings.

(b) General Requirements.

(1) Driveways and Off-Street Parking. Each nonresidential building shall be on a lot abutting a public or private street, and all structures shall be located on lots to provide safe, convenient access for service by police and fire protection, and minimum off-street parking and loading areas as stated in the zoning ordinance.

(2) Exterior Lighting. All outdoor or exterior lighting shall comply with the requirements of Article 3.800 in Chapter 3.

(3) Exterior Compressors and Other Equipment. All exterior air-conditioning compressors, mechanical equipment, fuel tanks and devices shall be adequately screened from view from both public and private streets. In no case shall such equipment be located in the front setback area of any residence or commercial establishment, except liquefied petroleum gas containers that are buried in accordance with the general zoning ordinance.

(4) Height. All buildings shall conform to the building heights as listed in the zoning ordinance for the area in which the nonresidential building is to be located.

(5) Lot Coverage. Total impervious coverage shall comply with the zoning ordinance and subdivision ordinance.

(6) Industrialized Buildings.

- (A) Permanent. Non-residential industrialized buildings or building additions which are securely fixed to a permanent foundation equal to the requirements for traditional construction are allowed for permanent use in accordance with Chapter 14, the Lago Vista Zoning Ordinance and all other applicable requirements.
- (B) Temporary. Non-residential industrialized buildings shall be permitted to accommodate temporary uses as follows:
- (i) Industrialized buildings may be used as a temporary construction office for a maximum of two years on non-residential projects provided the proper permits are obtained, shall be located within the development that it serves, and shall be removed upon completion of the project.
  - (ii) Industrialized buildings may be used as a temporary residential real estate sales office within residential zoning districts provided the proper permits are obtained, and the sales are only for property within the same development. The temporary residential real estate sales office may be a separate structure or shared space within the temporary construction office. Permits for temporary sales office will expire within one year of issuance and are nonrenewable. Within one year of approval, a temporary sales office shall be relocated within a permanent structure, such as within a permitted model home. See Article 3.700 in Chapter 3.
- (7) Utilities Required. All nonresidential buildings, where plumbing is required, shall connect to the City of Lago Vista municipal systems at locations where it is available. Where the City of Lago Vista municipal services are unavailable, alternative systems including municipal utility districts, special utility districts, private community systems or individual systems shall be approved and permitted through the Public Utility Commission of Texas, the LCRA, and Travis County as applicable. Such systems shall comply with all relevant state regulations, including but not limited to Sections 341.039 (Health and Safety Code) and 26.0311 (Water Code) of the Texas Local Government Code.
- (8) Solid Waste Container Storage. Trash storage and recycling areas for attached dwellings and all businesses and industrial buildings or uses shall be accommodated within the structure, or adequate area shall be included on site and indicated on a site plan. All outdoor trash and recycling storage and containers shall be placed on hot mix asphalt, concrete, brick pavers or reinforced concrete and shall be screened from public view by a solid fence or wall of no more than six feet in height.
- (9) Utility Connection. It shall be unlawful to connect any public utility to any structure for service until authorized by both the city and the public utility supplier.
- (10) City Right-of-Way. No part of any structure shall encroach upon the city's right-of-way except as explicitly authorized elsewhere herein or without the express, formal approval of the city council by motion, resolution or ordinance.

- (11) Exterior Appearance. This subsection shall apply to all nonresidential and multifamily buildings except those in the C-4, airport zoning district and the LI, light industrial zoning district as defined in Chapter 14 of the Lago Vista Code of Ordinances. Exterior finishes in the C-4 and LI zoning districts may include any protective coating or covering approved herein or as required to prevent deterioration or other undesirable impacts caused by exposure to the elements, except as specifically prohibited in Article (F) below.
- (A) Required Materials. A minimum of sixty-five percent (65%) of all exterior wall finishes and surfaces as defined below shall consist of one or more of the following materials:
- (i) Face brick;
  - (ii) Cut stone or stone veneers;
  - (iii) Architectural concrete masonry units (split-faced, fluted, textured, etc.);
  - (iv) Tilt wall concrete panels with architectural details or embedded textured material;
  - (v) Portland cement plaster or stucco (any system including EIFS);
  - (vi) Clay tile or terra cotta (glazed and unglazed);
  - (vii) Spandrel glass; and
  - (viii) Ceramic, stone or porcelain enamel tile and panels.
- (B) Each exterior wall (individually) shall meet the requirement unless specifically exempted below.
- (C) All exterior surfaces other than roofing materials and openings (doors and windows) shall be included in the required area calculations.
- (D) Acceptable Materials. The following materials may be used as exterior finishes for the balance of the surfaces not specified as required above:
- (i) Unfinished, rubbed or painted concrete and concrete masonry unit (“concrete block”) foundation surfaces within twenty-four inches of finish grade.
  - (ii) Metal panels (corrugated, ribbed or flush interlocking panels); and
  - (iii) Concrete impregnated or fiber-cement siding.
- (E) Elevations visible only from a rear yard as defined in Section 2.10 of Chapter 14 shall be exempt from this requirement except when the rear property line fronts and is within fifty feet of a public right-of-way or when any of its property lines are common to a golf course. In addition to the materials specified as acceptable above, an elevation that meets this exemption may include unfinished or painted concrete

masonry units (“concrete block”).

(F) Prohibited Materials. The following materials are prohibited for all nonresidential and multifamily buildings, including the C-4 and LI zoning districts:

(i) Vinyl siding;

(ii) Sheet products of any type, including laminated plywood, mineral fiberboard or other similar fiberboard products; and

(iii) Mineral fiberboard or other similar fiberboard plank products.

(G) The location of metal overhead doors shall be limited to the rear elevation of buildings that do not front on or are located fifty feet or more from a public right-of-way, unless routine vehicle access to the interior of the building is integral to the operation of a permitted use.

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EXHIBIT "B"

**CHAPTER 14**

**ZONING ORDINANCE**

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**PART III. ZONING DISTRICTS**

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**Section 4 Use Regulations and Physical Restrictions**

4.20 R-1A through R-1G-Single-Family Residential Districts.

- (A) Purpose. These districts are intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, "Industrialized Housing" as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in any of these residential districts:
  - (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
  - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
  - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

R-1C. All residences in the R-1C district shall require not less than the minimum number of square feet of floor area and garage.

- (D) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

#### 4.22 R-1LL Single-Family Residential District, Large Lot.

- (A) Purpose. This district is intended to include lands being used, or intended to be used, for low density single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, preservation of rural character and environmentally sensitive land.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, "Industrialized Housing" as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
  - (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
  - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
  - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

- (D) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.
- (E) Minimum lot size, width and depth. Minimum lot size shall be one acre. Minimum lot width measured at the front building setback line as shown on a plat or 25 feet, whichever is greater, shall be 130 feet. Minimum lot depth shall be 200 feet.

#### 4.25 R-1M, Manufactured Home and Industrialized Housing District.

- (A) Purpose. This district is intended to include lands, within the corporate limits of the City which are used, or intended to be used, for single-family, manufactured home and industrialized housing units.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in the Table A, Table of Development Standard.
- (D) Parking Area. Each dwelling shall include at least one (1) off-street parking space in accordance with Section 7, herein. Garages are not required and carports are permitted.
- (E) Additional Restrictions. The following additional restrictions shall apply to all manufactured homes or industrialized housing placed in this district:
  - (1) No manufactured home or industrialized housing may be placed on any lot or parcel of land until approved by the city manager or his/her designee as to size, condition, appearance, and placement.
  - (2) A small utility closet not larger than seven feet (7) by nine feet (9) in floor area and conforming in general appearance to the manufactured home may be added to the manufactured home.
  - (3) All manufactured or modular homes shall be securely tied down, blocked and skirted within ninety (90) days from the date the unit was moved onto the lot.
  - (4) Skirting between manufactured or modular homes and ground or slab must be enclosed with matching metal, masonry or other appropriate materials.

#### 4.27 R-1T Single-Family Residential, Tall

- (A) Purpose. This district is intended to include lands being used, or intended to be used, for tall home single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, preservation of rural character and environmentally sensitive land.

- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
  - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
  - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.
- (D) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

#### 4.30 R-2 Two-Family Residential District.

- (A) Purpose. This district is intended to include lands within the corporate limits of the City being used or intended to be used for duplex dwellings. This district is at moderate densities. It may be used as a transitional zone between low density residential and multifamily or commercial uses.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;

- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
  - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. See Section 3.123 of Chapter 3 for exterior appearance requirements.
- (D) Parking Area. Each dwelling shall include off-street parking in accordance with Section 7 herein.

#### 4.35 R-4 [Multifamily] Residential District

- (A) Purpose. This district is intended to include lands within the corporate limits of the City used, or intended to be used, for apartment houses, townhouses, single-family, and for three or more dwelling units of any type on a single lot. It may be used as a transitional zone between low density residential and commercial uses.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, "Industrialized Housing" as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
  - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
  - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards.
- (D) Minimum Parking Area. Each dwelling unit shall have off-street parking in accordance with Section 7, herein.

4.40 C-1A and C-1C Professional, Business Office, Low Density Retail District

- (A) Purpose. These districts are intended to include lands within the corporate limits of the City which are used, or intended to be used, for professional offices, or groups of offices, and for limited retail convenience shopping and personal service shops providing day-to-day needs of the residents.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (C) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (D) Minimum Parking Area. Buildings and development in these districts shall have off-street parking in accordance with Section 7, herein.

4.45 C-2 Commercial Zoning District.

- (A) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of hotel/motel facilities, relatively large-scale administrative facilities, research facilities, specialized processing and assembling plants, manufacturing, and related undertakings which generate large degrees of traffic, might involve multi-shift employment, and might require large parcels of land. This district also provides space for financial, administrative, and business services compatible with the district's function as one focal point of community activity.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (C) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (D) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

4.46 C-6 Large Commercial/Retail Zoning District.

- (A) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of super stores, shopping centers and related undertakings which generate large degrees of traffic, might involve multi-shift employment, and might require large parcels of land. This district also provides space for financial, administrative, and business services compatible with the district's function as one focal point of community activity.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (C) Development Standards. The Maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (D) Minimum Parking Area. Buildings and development shall have off-street parking in accordance with Section 7, herein.

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#### 4.50 C-3 Commercial Marina District.

- (A) Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for functions related to the commercial docking, mooring, storage and servicing facilities for waterborne craft.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. If personnel-oriented recreational service, such as bar service, food service, grocery service, or recreation areas are desired, a PDD or special use permit shall be required. Additionally, all marinas shall comply with the provisions of the latest version of the Lower Colorado River Authority rules governing marinas.
- (C) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (D) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

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#### 4.60 G-1 Golf Courses and Country Club District.

- (A) Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for functions related to the operation of golf courses and country clubs.

- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (C) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.123 and Section 3.124 of Chapter 3 for exterior appearance requirements.
- (D) Minimum Parking Area. Off-street parking shall be provided in accordance with Section 7 herein.

#### 4.65 U-1 Utility, Governmental, Educational, and Institutional District.

- (A) Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for those functions which are normally supportive of governmental, educational, religious, public or City-wide activities which benefit the citizenry as a whole and often require large amounts of land.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (C) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (D) Minimum Parking Area. Off-street parking shall be provided in accordance with Section 7 herein.

#### 4.70 P-Park District.

- (A) Purpose. This district is intended to include lands within the corporate limits of the City which are used, or intended to be used, for development of parks, greenbelts, and campgrounds.
- (B) Permitted Uses:
  - (1) The permitted uses are specified in this Section.
  - (2) Boat launching facilities may be constructed for any P-1 park area abutting Lake Travis. Other facilities, structures, and/or buildings may be permitted depending on the Park classification. There are four (4) classifications of parks. Their type and permitted uses are as follows:
    - (a) P-1A-Undeveloped Park (Active). No structures shall be permitted except for barbecue pits, small picnic shelters, bathhouses, game courts and/or restroom facilities.
    - (b) P-1B-Developed Park Districts (Active). Usages permitted in P-1A, plus playing fields, swimming pools and similar recreational structures, marina, large

picnic shelters, administrative offices for the park proper [property] and property owners association, equipment rental and snack shops, community center and on-site residence for a park manager meeting R-1A (single-family residence) or R-1M (single-family mobile home) standards.

- (c) P-1C-Park-Campground Districts (Active). Usages permitted in P-1B, plus campsites, recreational vehicle sites and utility hookups, cabana and lean-to shelters, and group shelters, cooking and eating facilities ancillary to family or group camping.
  - (d) P-2-Park and Greenbelt District (Passive). No structures shall be permitted except for benches, water fountains, and children's playground equipment.
- (C) Development Standards. The Maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (D) Minimum Parking Area. Off-street parking shall be provided in accordance with Section 7 herein.

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#### 4.90 CR Commercial Resorts District

- (A) Purpose. This district is intended to provide a mixed-use development of residential, retail, office, hotel/motel, commercial, recreational and similar uses in a park-like setting. These regulations facilitate a mix of land uses not provided for in other zoning districts. These regulations protect adjacent development from adverse impacts, promote economic development, and promote efficient and coordinated land use through physical design standards. Physical design standards include lighting, building facades, signage, colors, landscaping and extensive open space. It is the intent to allow a variety of employment opportunities and to allow development to occur in a single stage or in approved development phases. Development shall be consistent with a CR Master Development Plan approved by the city council after conducting a public hearing and following the same procedures for a change in zoning.
- (B) Permitted uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning, but only after the use has been approved by the city council as shown on a CR Master Development Plan.
- (C) Additional Permitted Uses. Condominium marinas are allowed in the CR Zoning District so long as the owner or property owner association for the Condominium Marina establishes and maintains a contractual relationship with one or more of the primary land use facilities located in the CR Zoning District. Condominium Marinas must obtain the appropriate marina permits from the LCRA or provide a letter from the LCRA that permits are not required. Condominiums marinas must fulfill and meet the requirements of the City's Site

Development Ordinance and obtain appropriate building permits prior to construction or expansion.

(D) Reserved.

(E) Reserved.

(F) Development Standards. The maximum Building Height and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards and as may be shown on an approved CR Master Development Plan. See Section 3.123 and Section 3.124 of Chapter 3 for exterior appearance requirements.

(G) Minimum Parking Area. Off-street parking shall be provided in accordance with Section 7, herein.

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5.90. Similarity Restrictions. See Section 3.123 of Chapter 3.

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