

Land Development Ordinance

New Braunfels, Texas

Installment 1: Districts and Uses

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CLARION

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Article 1: General Provisions

[To be included in Installment 3]

Article 2: Zoning Districts

COMMENTARY

A major focus in this draft has been to **simplify and reduce repetition** in carrying forward the district sections from the current code. Some ways in which that has been done include:

- Lists of allowed uses are not carried forward for each individual district. Instead, each district dimensional table has a link to the new Table of Allowed Uses in Article 3.
- Distinct dimensional standards for each building type allowed in a district (residential, duplex, non-residential) have been removed. Instead, all buildings permitted in a district shall meet the general dimensional standards for that district.
- The requirement for larger lots on corners is not carried forward, nor is the specification for different setbacks depending on the orientation of shared lot lines. ("Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.") See Commentary in §2.7.3D.
- Lot depth requirements are not carried forward. Also, garage setback requirements have not been carried forward in this article (though the requirement will be addressed in the Access, Connectivity and Circulation section as part of Installment 2).
- Parking requirements are not carried forward. Each district dimensional table has a placeholder for a link to Parking and Loading requirements, which will also be part of Installment 2.
- Most provisions related to residential adjacency (for example, "Any multi-family, mixed-use, or non-residential building abutting a one- or two-family use or zoning district shall be set back from the residential property at least 20 feet.") have not been carried forward in this draft. Instead, this topic will be covered in a section of Installment 2 devoted to Residential Adjacency. This draft includes placeholders in each district dimensional table that will link to those Residential Adjacency requirements.

2.1 General

2.1.1 Zoning Districts Established¹

COMMENTARY

This table shows both current districts (left) and proposed new districts (right), which will help for review purposes during the drafting process. The final adopted code will show only the new contents in the right column.

The zoning districts shown in Table 2-1: Summary Table of Zoning Districts are hereby established.

Table 2-1: Summary Table of Zoning Districts	
Current District Name	Proposed New District Name
Agricultural and Residential Districts	
APD – Agricultural/Pre-Development	AG – Agricultural/Residential District
R-1A-12 – Single-Family District	R12 – Residential District
R-1A-8 – Single-Family District	R8 – Residential District
R-1 – Single-Family District	R6.6 – Residential District

¹ The following current districts have not been carried forward: TH and TH-A for townhouses; R-1A-43.5; B-1 and B-1A for conventional and mobile homes; and C-O commercial office. See ensuing Commentary for further explanation.

Table 2-1: Summary Table of Zoning Districts

Current District Name	Proposed New District Name
R-1A-6.6 – Single-Family District	
R-1A-5.5 – Single-Family District	R5.5 – Residential District
R-1A-4 – Single-Family District	R4 – Residential District
	R2.5 – Small Lot Residential District
R-2 – Single-Family and Two-Family District	RMX – Mixed Residential District
R-2A – Single-Family and Two-Family District	
R-3 – Multi-Family District	RMF1 – Small-Scale Multi-Family District
R-3L – Multi-Family Low Density District	
	RMF2 – Medium-Scale Multi-Family District
R-3H – Multi-Family High Density District	RMF3 – Large-Scale Multi-Family District
B-1B – Mobile Home Park District	RMH – Manufactured Home
Mixed-Use Districts	
MU-A – Low-Intensity Mixed-Use	MXT – Traditional Neighborhood
C-O – Commercial Office	
C-O – Commercial Office	MXC – Mixed-Use Corridor
MU-B – High-Intensity Mixed-Use	MXR – Mixed Use Regional
Non-Residential Districts	
C-2 – General Business	CBD – Central Business District
C-1 – Local Business	CN – Neighborhood Commercial
C-1A – Neighborhood Business	
C-1B – General Business	CG – General Commercial
C-2A – Central Business	
C-3 – Corridor Commercial	CR – Regional Commercial
C-4 – Resort Commercial	
C-4A – Resort Commercial	RC – Resort Commercial
C-4B – Resort Facilities	
M-1 – Light Industrial	LI – Light Industrial ²
M-1A – Light Industrial	
M-2 – Heavy Industrial	HI – Heavy Industrial
M-2A – Heavy Industrial	
	PO – Parks and Open Space
Special-Purpose Base Districts	
GLV – Gruene Lake Village	GLV – Gruene Lake Village
SND-1 – Special Neighborhood District-1	SHND-1 – Sophienburg Hill Neighborhood
	SCSD – South Castell Avenue
WNSD – Walnut Neighborhood	WNSD – Walnut Neighborhood
WRST – Wursthof	WRST – Wursthof
Overlay Districts	
APO – Airport Overlay	AHO – Airport Hazard Overlay

² In keeping with the observation that using letters is more descriptive than numbers, the industrial districts have been changed to LI and HI in this draft.

Table 2-1: Summary Table of Zoning Districts	
Current District Name	Proposed New District Name
	HSD – Historic District
	HLM – Historic Landmark
MP-1 – Main Plaza Overlay	MP – Main Plaza Overlay – MP-1
	NPO – Neighborhood Protection Overlay

2.1.2 Official Zoning Map³

A. Incorporation of Zoning Map

The location and boundaries of the zoning districts established in this LDO are shown on the Official Zoning Map of the City of New Braunfels, which has been adopted by the City Council and is incorporated as part of this Code. The Official Zoning Map is maintained by the Planning and Development Services Department.

B. Zoning District Boundaries

Zoning district boundaries on the Official Zoning Map shall be interpreted as follows:

1. Zoning district boundaries shown within or parallel to the lines of roads, easements, and transportation rights-of-way shall be deemed to follow the centerline of the affected road, easement, or right-of-way.
2. Zoning district boundaries indicated as following or being parallel to section or fractional sectional lines, lot lines, or corporate boundary lines of the City shall be construed as following or paralleling such lines.
3. Zoning district boundaries indicated as approximately following the centerline of streams, rivers, or other bodies of water shall be construed to follow such centerlines.
4. Whenever any street, alley, public way, railroad right-of-way, waterway, or other similar area is vacated by proper authority, the zoning districts adjoining each side of vacated areas shall be extended automatically to the center of the vacated area. All areas included in the vacation shall after the vacation be subject to all regulations of the extended zoning districts. In the event of a partial vacation, the adjoining zoning district, or zoning district nearest the portion vacated, shall be extended automatically to include all the vacated area.
5. A lot that is fully covered (bounded) by an overlay district shall be subject to the applicable overlay district standards found in §2.5, *Overlay Zoning Districts*.
6. A lot that is partially covered (transected) by an overlay district shall be subject to the applicable overlay district standards to the extent the lot area is covered by the overlay district.

C. Zoning District Boundary Clarification⁴

1. If a zoning district boundary is unclear or is disputed, the Planning and Development Services Department shall determine the location of the zoning district boundary.⁵
2. Any appeal of the determination by the Planning and Development Services Department of the zoning district boundary shall be heard by the Zoning Board of Adjustment pursuant to §X.X, *Appeals of Administrative Decisions*.

³ New.

⁴ The Administration and Procedures installment generally includes a section on officials' duties and responsibilities. For the Director, that section often specifies responsibility for use, code text, and zoning boundary interpretations. When Installment 3 is prepared, this section will include a cross reference to Director Interpretations.

⁵ This draft replaces the term "Director" with the Planning and Development Services Department. The definition for this term explains it indicates the Planning and Development Services Director or any person to whom the Director delegates authority.

D. Amendments to the Official Zoning Map

Changes in the boundaries of any zoning district shall require an amendment to the Official Zoning Map pursuant to §X.X, *Rezoning*. All changes in district boundaries shall be noted on the Official Zoning Map following approval by the City Council.

E. Annexations⁶

1. All requests for territory to be annexed into the City shall be accompanied by a request for zoning upon annexation to one of the base zoning districts described in §§2.2 through 2.4 below, or the Planned Development District, as described in §2.6.
2. Requested zoning upon annexation shall comply with the Future Land Use Plan in the Comprehensive Plan.

2.1.3 Organization of this Article**A. Base Zoning Districts**

1. Sections 2.2 through 2.4 follow a common structure for describing the purpose and intent for each base zoning district, the applicable dimensional standards, and any district-specific standards.
2. Each base zoning district includes an illustration demonstrating the dimensional requirements for that district. The illustrations are not intended to represent a specific location, but rather reflect the general character of the district.
3. Each base zoning district includes a table of dimensional standards summarizing the most pertinent dimensional standards applicable to each district. The labels in the table correspond to the applicable illustration. These tables are illustrative only and do not identify all standards that may apply to a particular development.
4. Each base zoning district also contains a table cross-referencing other applicable key standards such as uses allowed in the district and the general and specific standards applicable to all development. These tables are illustrative only and do not identify all standards that may apply to a particular development.

B. Overlay Districts

1. Section 2.5, *Overlay Zoning Districts*, identifies the overlay zoning districts and sets forth each district's purpose and the standards that modify those of underlying districts.
2. Overlay zoning districts are established by an amendment to the Official Zoning Map (see §X.X). They are superimposed over one or more underlying base or planned development zoning districts. If the standards for an overlay district expressly conflict with those for an underlying base zoning district, planned development district, or another applicable overlay district, the more restrictive standards as determined by the Planning and Development Services Department shall apply.

C. Planned Development

Section 2.6 describes the Planned Development District and applicable standards for that district. Establishment of a Planned Development shall follow the procedures in §X.X, *Rezoning to PD*.

⁶ New. This draft implements the proposal that annexed land be zoned upon annexation, rather than having the APD "holding zone" applied.

2.2 Residential Zoning Districts

COMMENTARY

This draft implements the recommendations of the assessment report and includes the following changes and amendments to New Braunfels' lineup of residential districts:

Pre- and Post-1987 Districts. This draft combines pre- and post-1987 districts that are identical or nearly so, including those districts that currently account for the majority of "on the ground" residential zoning in New Braunfels: R-1 and R-1A-6.6; R-2 and R-2A.

Carried Forward. R12, R8, R5.5, R4, and RMH (renamed from B-1).

For existing districts that are carried forward, but such districts are not actually used in practice today in New Braunfels, we propose revised dimensional standards and expanding the allowed building types to provide more options and promote affordability. With districts that are used extensively today, such as R6.6 and R-2, the proposed changes are more conservative, since these districts account for much of the actual zoned area in the City.

Not Carried Forward.

- The ZH and ZH-A, TH and TH-A districts are not carried forward, following the suggestion to regulate zero lot line homes and townhouses as a building type allowed in various districts, rather than restricted to their own districts.

- The same logic applies to the elimination of B-1A: permissions for manufactured homes on individual lots are proposed to be expanded to be allowed more widely, in support of affordability.

- APD: Rather than a combined agricultural/holding zone district for newly annexed property, this draft proposes two changes. The first is to maintain a true agricultural district, while the second eliminates the need for a "holding zone" by requiring zoning upon annexation.

New. The R2.5 is a proposed new district to broaden the range of allowed minimum lot sizes.

Multi-family districts. Three multi-family districts are proposed: R-3 and R-3L have been combined into RMF1, intended to promote small multi-family projects as compatible infill in established areas. RMF2 is new, and RMF3 replaces R-3H to accommodate large-scale multi-family development.

In all these districts (and elsewhere as appropriate in the LDO, as noted), density limits have been replaced with regulations based on the size of potential development. Generally, project size is a more readily comprehensible qualifier for the public to understand, and the replacement is also in alignment with professional planning trends of moving away from density limitations as being somewhat arbitrary.

2.2.1 AG – Agricultural/Residential District

COMMENTARY

The AG district is proposed to replace the APD, but focuses on actual agricultural use, rather than being a holding zone for newly annexed, unzoned property. To add predictability for neighbors regarding potential future development of annexed lands, §2.1.2E, *Annexations*, of this LDO now specifies that zoning must be requested and approved upon annexation. The dimensional standards for the AG district differ only in the proposal of a reduced rear setback (from 30 to 20 feet).

A. Purpose

The AG district is intended to allow the commercial cultivation and growth of agricultural products, including livestock, fowl, and produce, on lots of at least 15,000 square feet in area, along with residential and compatible accessory uses permitted on the same lot. The district may also allow uses that require large land area. It is rural in character, with large lots.

B. Dimensional Standards

Table 2-2: AG Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	15,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	100	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	25	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	10	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	50		
	Accessory structure	None		

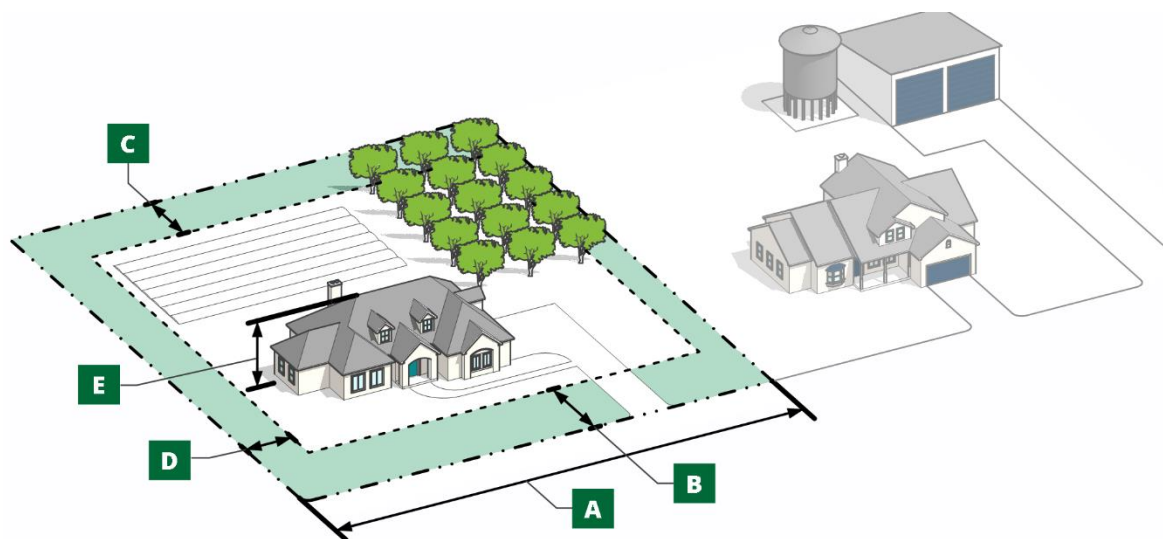


Figure 2.2.1A: AG District Dimensional Standards Illustration

2.2.2 R12 – Residential District

COMMENTARY

This section carries forward the current R-1A-12 district with a new name. Because of the relatively large lot size, this draft proposes that residences with up to four units be allowed in this district.

A. Purpose

The R12 residential district is intended for development of single, duplex, and three- and four-unit residences, and customary accessory uses on lots of at least 12,000 square feet in area. The district is suburban in character, with large residential lots.

B. Dimensional Standards

Table 2-3: R12 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	12,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	80	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	25	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	10	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

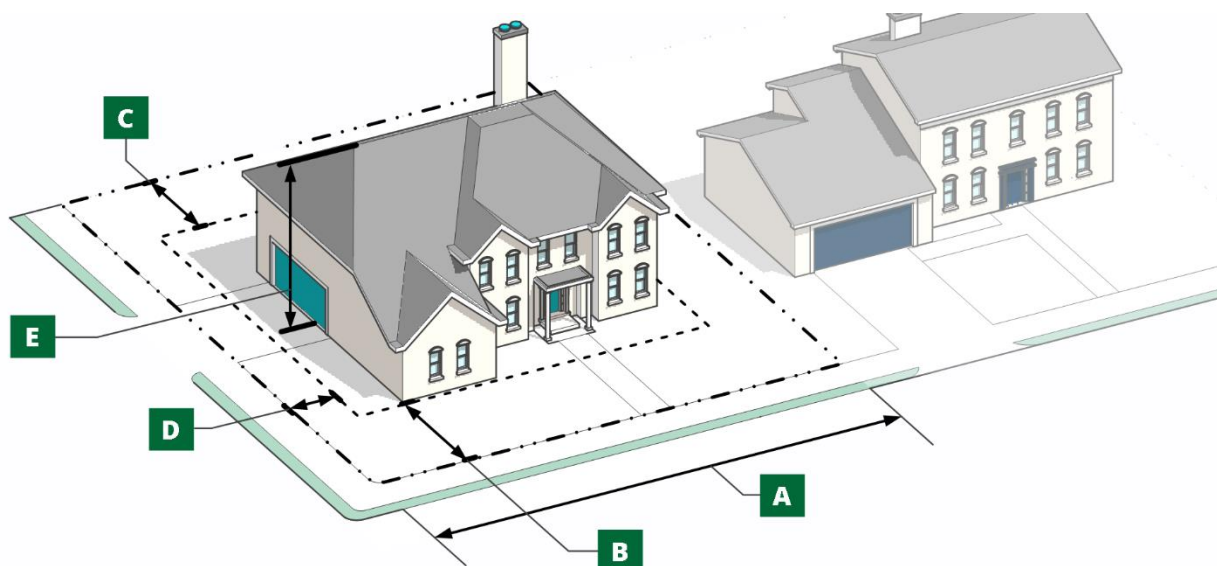


Figure 2.2.2B: R12 District Dimensional Standards Illustration

2.2.3 R8 – Residential District

COMMENTARY

This section carries forward the current R-1A-8 district with a new name. Because of the relatively large lot size, this draft proposes that residences with up to three units be allowed in this district.

A. Purpose

The R8 residential district is intended for development of single, duplex, and three-unit residences, and customary accessory uses on lots of at least 8,000 square feet in area. The district is suburban in character, with large residential lots.

B. Dimensional Standards

Table 2-4: R8 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	8,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	60 ⁷	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	20	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	7.5 ⁸	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

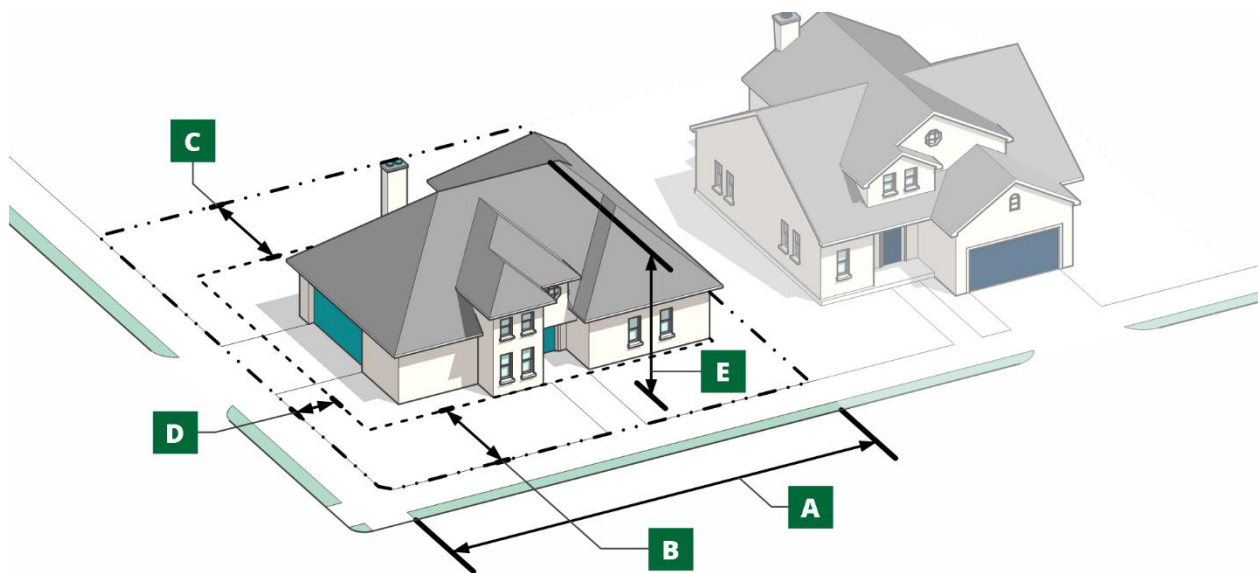


Figure 2.2.3C: R8 District Dimensional Standards Illustration

⁷ Lot width reduced from 80 to 60 feet.

⁸ Reduced from 10 feet.

2.2.4 R6.6 – Residential District

COMMENTARY

This section carries forward and merges the current R-1 and R-1A-6.6 single-family districts with a new name.

A. Purpose

The R6.6 residential district is intended for development of detached, single-family residences and customary accessory uses on lots of at least 6,600 square feet in area. The district includes areas of both suburban and urban character, with a focus on incorporation of basic pedestrian infrastructure. This district also provides opportunities for redevelopment and compatible infill development in established areas.

B. Dimensional Standards

Table 2-5: R6.6 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	6,600	Measurements and Exceptions	§2.7
A	Lot width (ft)	60 ¹⁰	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	20 ¹⁰	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	5	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

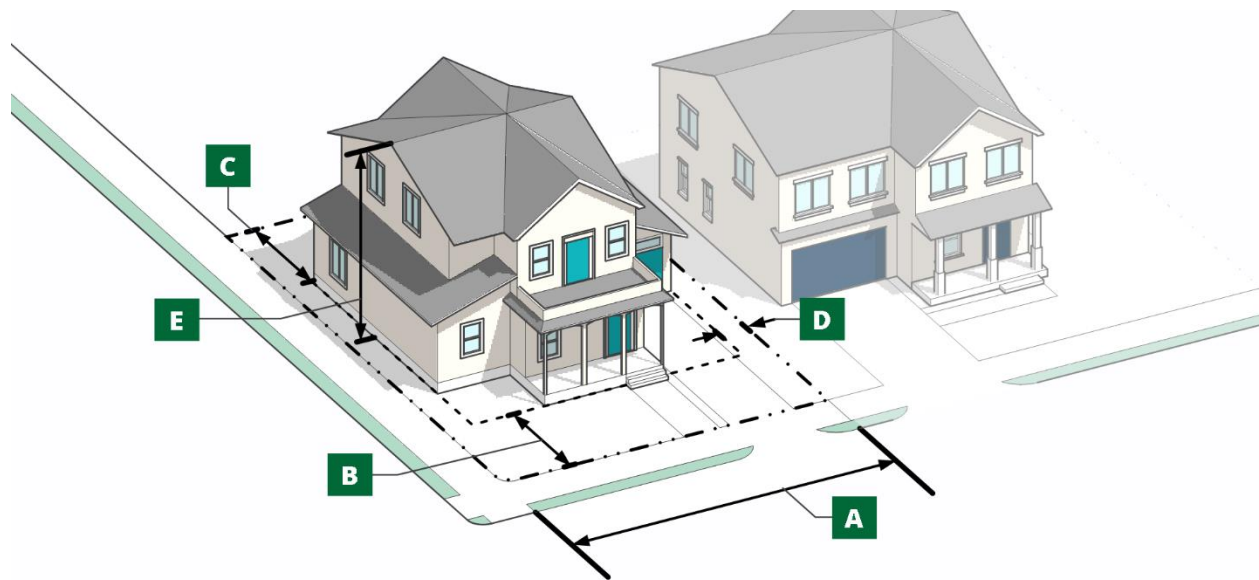


Figure 2.2.4D: R6.6 District Dimensional Standards Illustration

¹⁰ Proposed reduction from the current requirement of 25-foot front setback in R-1 and R-1A-6.6.

2.2.5 R5.5 – Residential District

COMMENTARY

This section carries forward the current R-1A-5.5 district with a new name.

A. Purpose

The R5.5 residential zoning district is intended for the development of a variety of housing types and customary accessory uses on lots of at least 5,500 square feet in area. The district is urban in character, placing a greater emphasis on interconnected pedestrian infrastructure. This district can serve as a transitional zone between traditional, suburban-style development, and more compact residential neighborhoods.

B. Dimensional Standards

Table 2-6: R5.5 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	5,500	Measurements and Exceptions	§2.7
A	Lot width (ft)	50	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	15 ¹¹	Landscaping and Screening	
C	Rear (ft)	15	Vehicle Parking and Loading	
D	Side (ft)	5	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

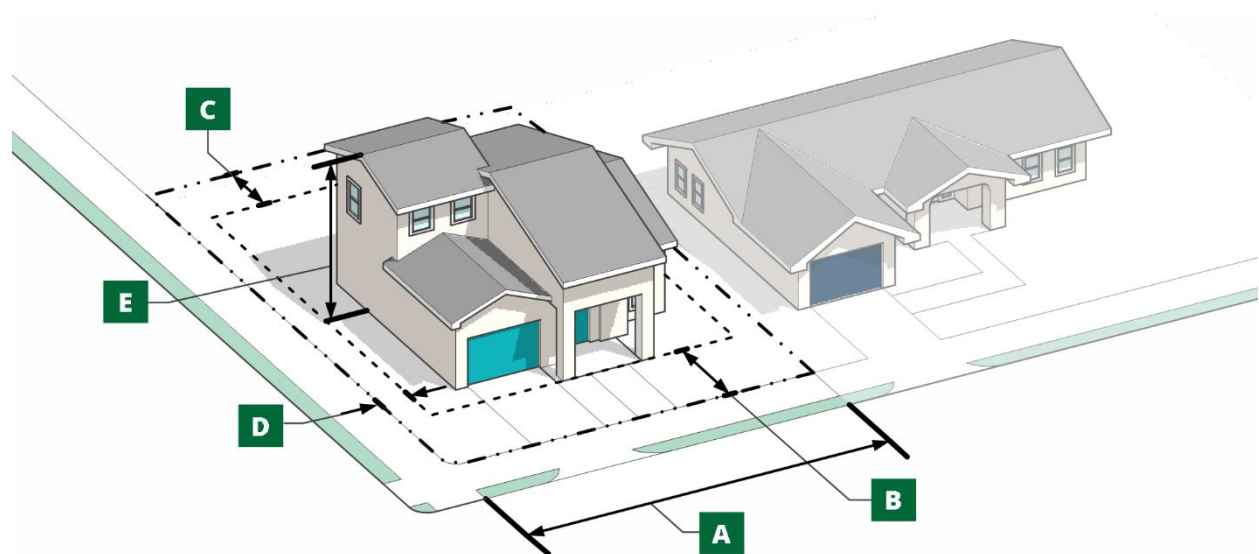


Figure 2.2.5E: R5.5 District Dimensional Standards Illustration

¹¹ This is a reduction from the current requirement of 25-foot front setback.

2.2.6 R4 – Residential District

COMMENTARY

This section carries forward the current R-1A-4 district with a new name. Where there is alley access, the current R-1A-4 district allows for smaller lot width (40 versus 45 ft) and front/rear setbacks (10 versus 15 ft). This draft district carries forward the smaller allowed lot width and setbacks regardless of access.

A. Purpose

The R4 residential zoning district is intended for the development of a variety of housing types and customary accessory uses on lots of at least 4,000 square feet in area. The district is urban in character, with a focus on highly connected pedestrian infrastructure. This district also allows for smaller-scale, neighborhood-serving commercial uses.

B. Dimensional Standards

Table 2-7: R4 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	4,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	40	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	10	Landscaping and Screening	
C	Rear (ft)	10	Vehicle Parking and Loading	
D	Side (ft)	5	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

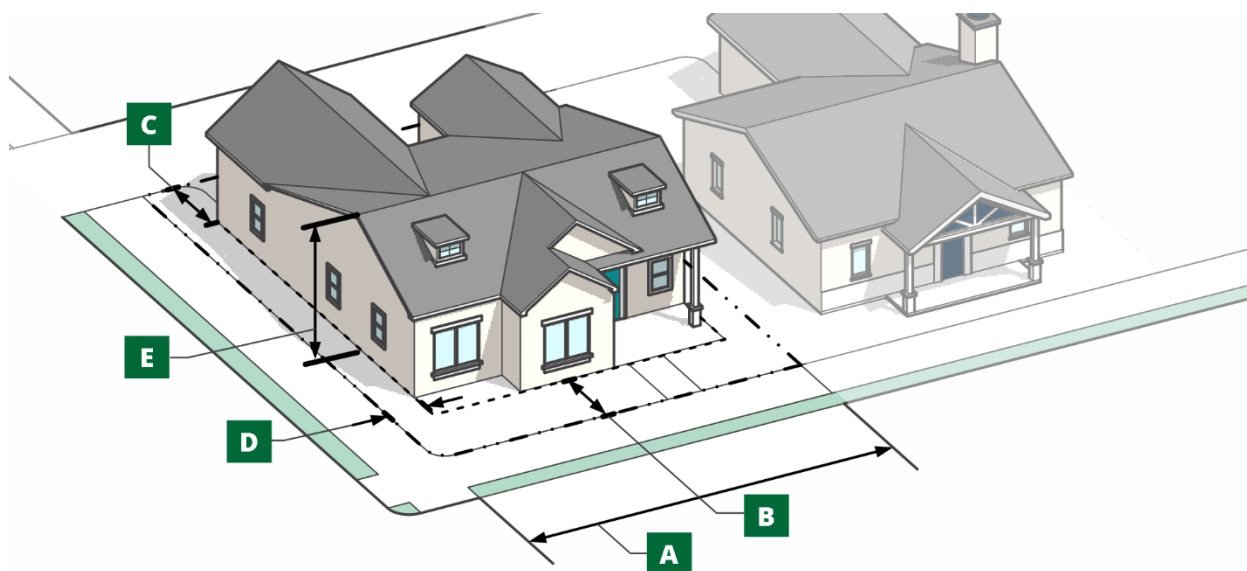


Figure 2.2.6F: R4 District Dimensional Standards Illustration

2.2.7 R2.5 – Small-Lot Residential District

COMMENTARY

New district intended to broaden the range of allowable minimum lot sizes and allow for more small-lot development.

A. Purpose

The R2.5 residential zoning district is intended for the development of a variety of housing types and customary accessory uses on lots of at least 2,500 square feet in area. The district is urban in character, with a focus on highly connected pedestrian infrastructure. This district also allows for smaller-scale, neighborhood-serving commercial uses.

B. Dimensional Standards

Table 2-8: R2.5 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	2,500	Measurements and Exceptions	§2.7
A	Lot width (ft)	25, 18 for townhouses	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	10	Landscaping and Screening	
C	Rear (ft)	10	Vehicle Parking and Loading	
D	Side (ft)	5	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

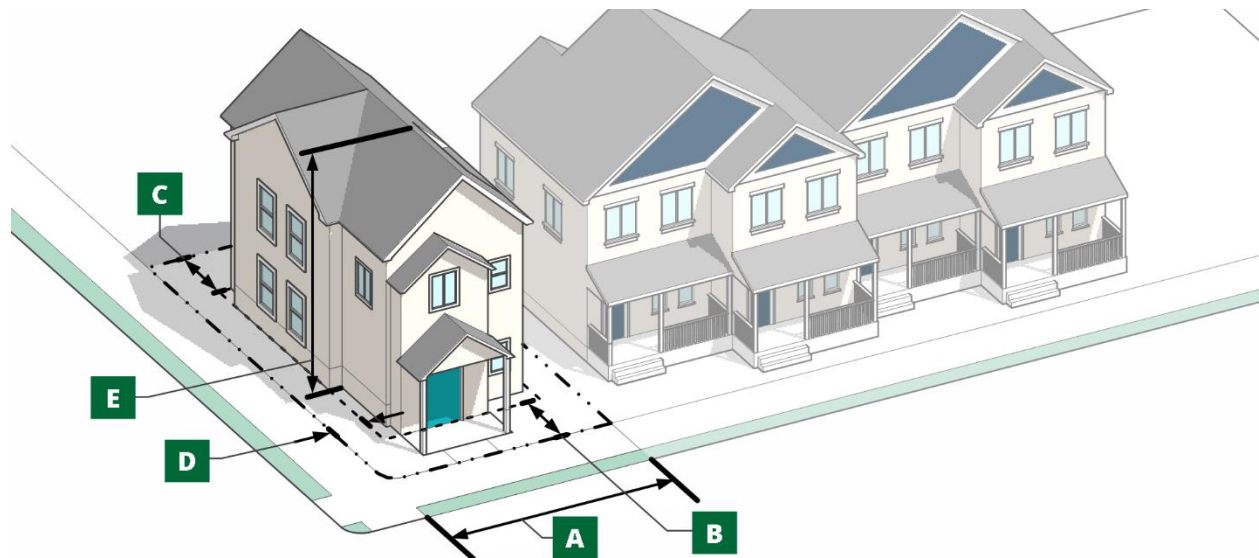


Figure 2.2.7G: R2.5 District Dimensional Standards Illustration

2.2.8 RMX – Mixed Residential District

COMMENTARY

This district is based on the current "R-2" and "R-2A" single-family and two-family district, but as proposed in this draft, allows up to four-unit structures, rather than being limited to duplexes, as in the current ordinance. Relatively few duplexes have actually been built in the existing R-2 and R-2A districts, though the districts encompass a large amount of land area spread throughout the city. Over time, allowing up to four units on lots in this district could have important implications for "missing middle" infill that the city hopes to see.

The minimum lot size of 6,600 is carried forward to avoid creating nonconformities; however, the larger minimum lot size for duplexes – or triplexes and fourplexes in the future -- is not carried forward.

A. Purpose

The RMX residential district is intended for development of single- up to four-family residences and customary accessory uses on lots of at least 6,600 square feet in area. The district includes areas of both suburban and urban character, and depending on the context, either basic or more highly interconnected pedestrian infrastructure. This district also provides opportunities for redevelopment and compatible in-fill development in established areas.

B. Dimensional Standards

Table 2-9: RMX Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	6,600	Measurements and Exceptions	§2.7
A	Lot width (ft)	60	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	20	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	5	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

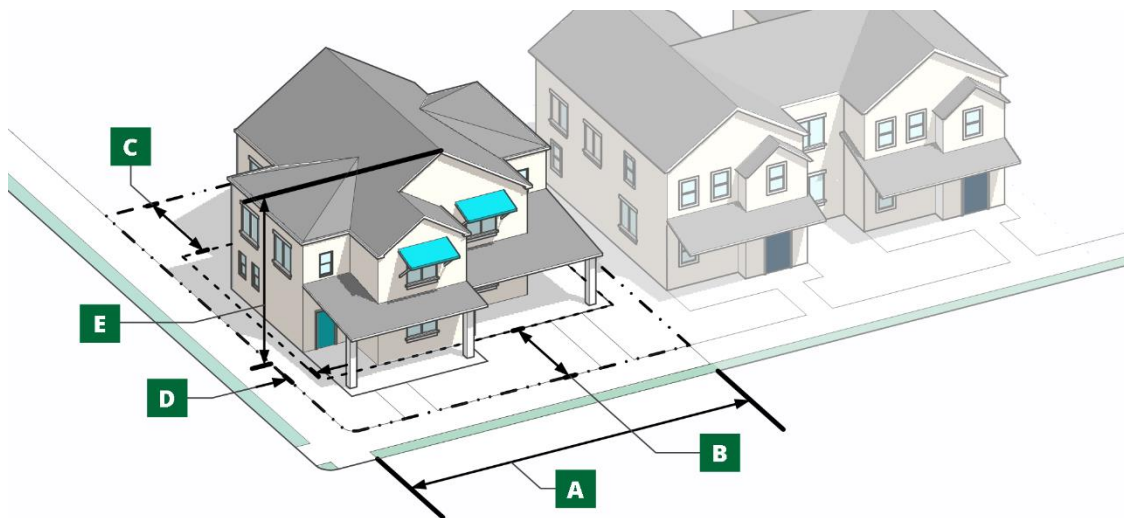


Figure 2.2.8H: RMX District Dimensional Standards Illustration

2.2.9 RMF1 – Small-Scale Multi-Family District

COMMENTARY

Most of the content here is new, but the district serves a similar purpose to R-3L.

A. Purpose

The RMF1 multi-family district is intended for small-scale multi-family development, containing up to nine units per building, on lots of at least 5,000 square feet in area. Development at this scale can be accommodated as infill in existing neighborhoods, or on small parcels, since it generates a low traffic volume. It should be located along local and collector roads, and at the intersections of local and collector roads.

B. Dimensional Standards

Table 2-10: RMF1 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	5,000	Measurements and Exceptions	§2.7
	Lot area per unit (sq ft)	850	Table of Allowed Uses	§3.2
A	Lot width (ft)	60	Use-Specific Standards	§3.3
Building Setbacks (minimum)			Landscaping and Screening	
B	Front (ft)	15	Vehicle Parking and Loading	
C	Rear (ft)	15	Residential Adjacency	
D	Side (ft) ¹²	6		
Height (maximum)				
E	Building height (ft)	35		

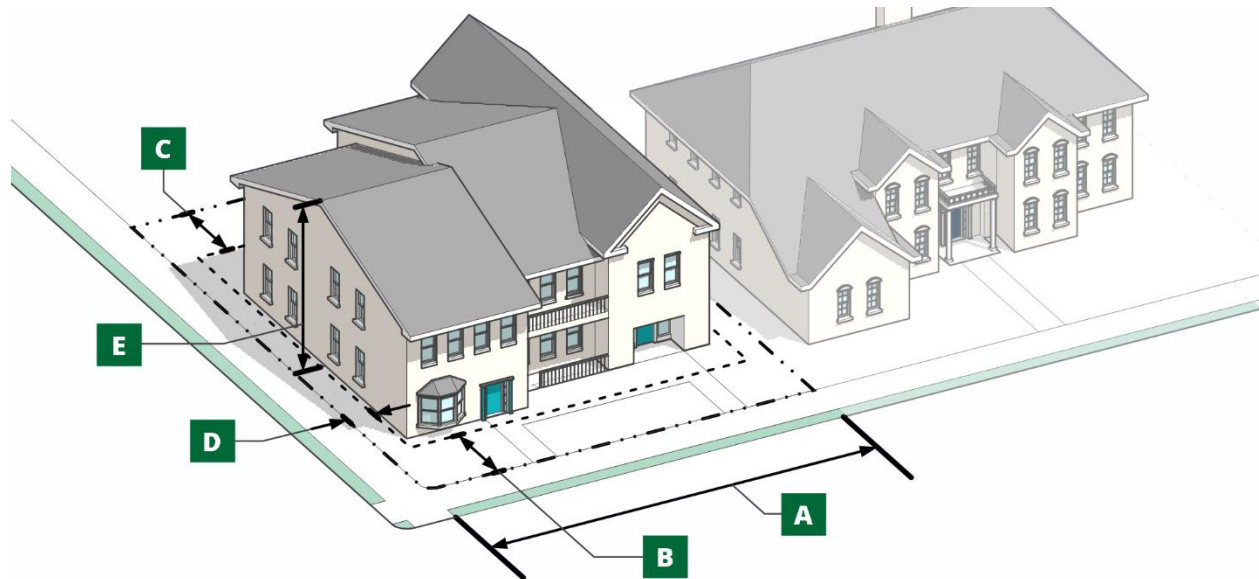


Figure 2.2.9I: RMF1 District Dimensional Standards Illustration

¹² This carries forward the six foot setback requirement from R-3L rather than the five foot requirement from R-3, in order to avoid creation of nonconformities.

2.2.10 RMF2 – Medium-Scale Multi-Family District

COMMENTARY

New district intended to broaden the options for multi-family development types.

A. Purpose

The RMF2 multi-family district is intended for medium-scale multi-family development, containing between 10 and 19 units per building, on lots of at least 10,000 square feet in area. Development in this district requires good access to transportation routes, because of the moderate amount of traffic volumes it generates, and should be located along collectors, arterials, and state roads. Development in this district may not take access from local streets.

B. Dimensional Standards

Table 2-11: RMF2 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	10,000	Measurements and Exceptions	§2.7
	Lot area per unit (sq ft)	1,000	Table of Allowed Uses	§3.2
A	Lot width (ft)	80	Use-Specific Standards	§3.3
Building Setbacks (minimum)			Landscaping and Screening	
B	Front (ft)	20	Vehicle Parking and Loading	
C	Rear (ft)	20	Residential Adjacency	
D	Side (ft)	7.5		
Height (maximum)				
E	Building height (ft)	55		

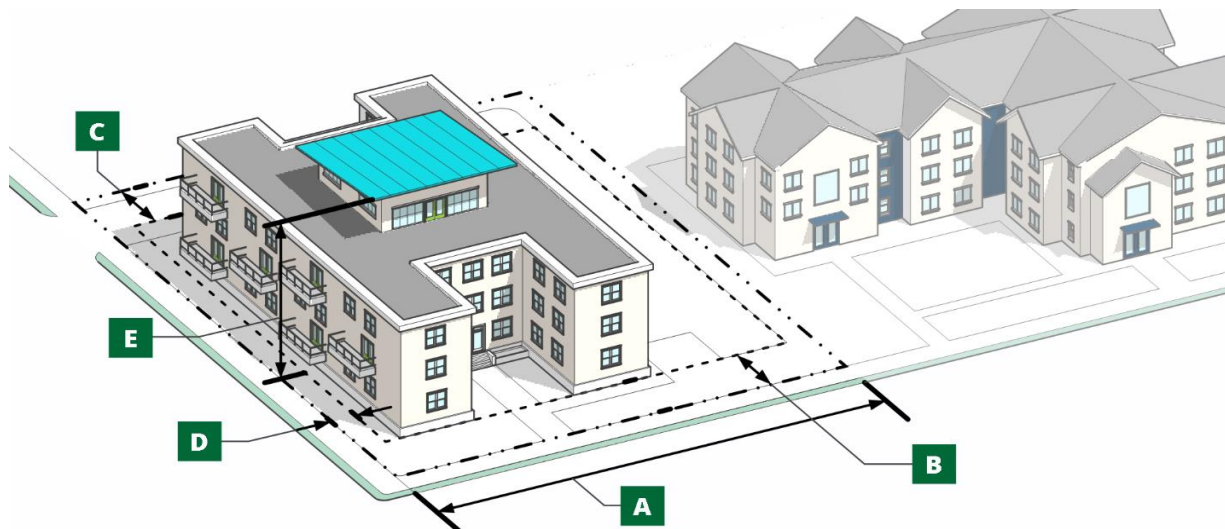


Figure 2.2.10j: RMF2 District Dimensional Standards Illustration

2.2.11 RMF3 – Large-Scale Multi-Family District

COMMENTARY

Most of the content here is new, but the district serves a similar purpose to R-3H.

A. Purpose

The RMF3 multi-family district is intended for large-scale multi-family development, containing 20 or more units per building, on lots of at least 25,000 square feet in area. Development in this district requires good access to transportation routes, because of the high amount of traffic volumes it generates, and should be located at intersections of arterials, or along state roads, and major highways. Development in this district may not take access from local or collector roads.

B. Dimensional Standards

Table 2-12: RMF3 Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	25,000	Measurements and Exceptions	§2.7
	Lot area per unit (sq ft)	1,000	Table of Allowed Uses	§3.2
A	Lot width (ft)	100	Use-Specific Standards	§3.3
Building Setbacks (minimum)			Landscaping and Screening	
B	Front (ft)	25	Vehicle Parking and Loading	
C	Rear (ft)	20	Residential Adjacency	
D	Side (ft)	10		
Height (maximum)				
E	Building height (ft)	75		

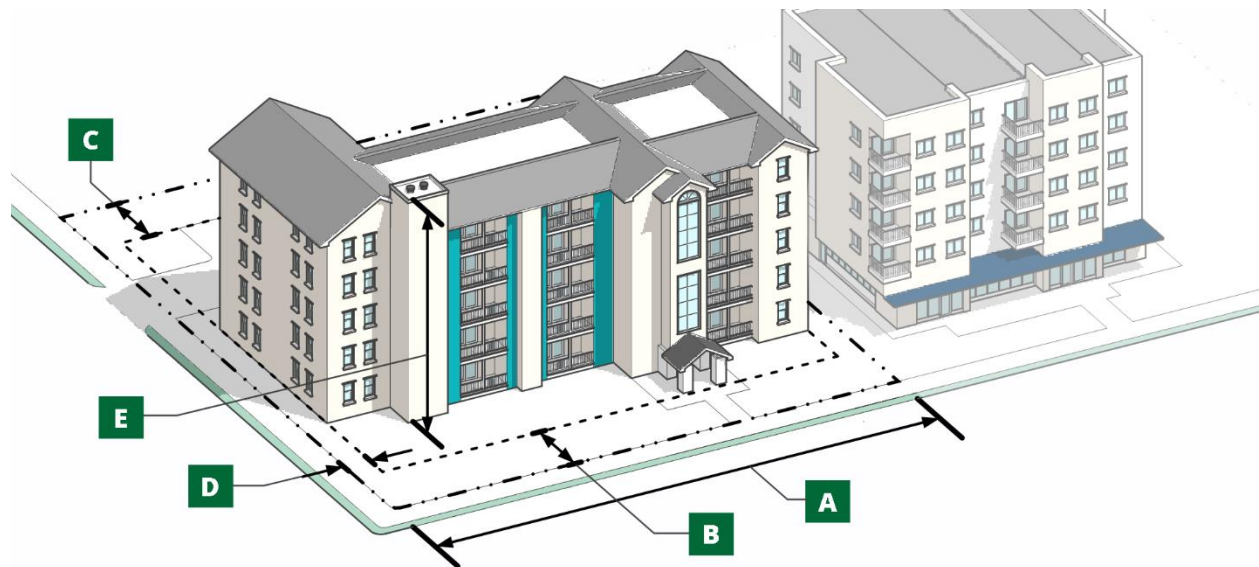


Figure 2.2.11K: RMF3 District Dimensional Standards Illustration

2.2.12 RMH – Manufactured Home District

COMMENTARY

Generally

Renamed from B-1B, the RMH district is carried forward primarily to provide some measure of protection against redevelopment of existing manufactured home parks. This section incorporates some of the current standards from Appendix B, without significant change or updates. If land values don't preclude creation of new parks, future drafts can include further changes to required lot area (reducing from 4 acres), and the permitted dwelling units per acre, in alignment with the intent to move away from density specifications.

Terminology. Mobile home, manufactured home, and industrialized housing: this draft eliminates reference to mobile homes which, by definition, date to 1976 or before, few of which are likely to still exist. Instead, the draft uses the term “manufactured home” to indicate factory-built housing that complies with HUD standards, while industrialized or modular housing refers to factory-built housing that meets building code.

Appendix B. Additional content from Appendix B may be incorporated into future drafts, once staff have completed their review of this Appendix.

Manufactured Homes on Individual Lots. Allowing manufactured homes on individual lots, rather than in a park, is permitted in two ways in this draft. First, single manufactured homes are permitted on individual lots as shown in Table 3-1: Table of Allowed Uses. Second, if it is a development where many individual manufactured homes are to be placed on individual lots, that can be accomplished either through subdivision with RMH zoning applied, or subdivision where the only permitted housing type is “Dwelling, manufactured home.”

A. Purpose

The RMH district is intended to accommodate manufactured housing located on a single tract of land of at least 4 acres in area, under one ownership, where spaces are leased for the placement of manufactured homes, which may be under management ownership, or individual ownership. The district also accommodates the associated on-site resident amenities, including areas for community management facilities, recreation and open space, vehicle parking, and resident storage areas.

B. Dimensional Standards

Setbacks in overall lot dimensional standards are from the external lot boundaries. Setbacks and building separation requirements for individual units are also shown.

Table 2-13: RMH – Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
A	Lot area (sq ft)	4 acres	Common open space	6% area
Building Setbacks (minimum) [1]			Measurements and Exceptions	§2.7
B	Front, overall lot (ft)	25	Table of Allowed Uses	§3.2
	Front, individual structures (ft) [2]	10	Use-Specific Standards	§3.3
C	Rear (ft)	25	Landscaping and Screening	
D	Side (ft)	25	Vehicle Parking and Loading	
	Building separation	15 primary, 5 accessory	Residential Adjacency	

NOTES

[1] The 25-foot front, side, and rear setbacks apply to primary structures adjoining a public street. If the community property line is not adjoining a public street, the required setback distance may be reduced to 10 feet.

[2] Adjacent to an external lot line adjoining a public street, the setback for a primary structure is 25 feet, and for an accessory structure is 10 feet.

Article 2: Zoning Districts

2.2 Residential Zoning Districts

2.2.12 RMH – Manufactured Home District

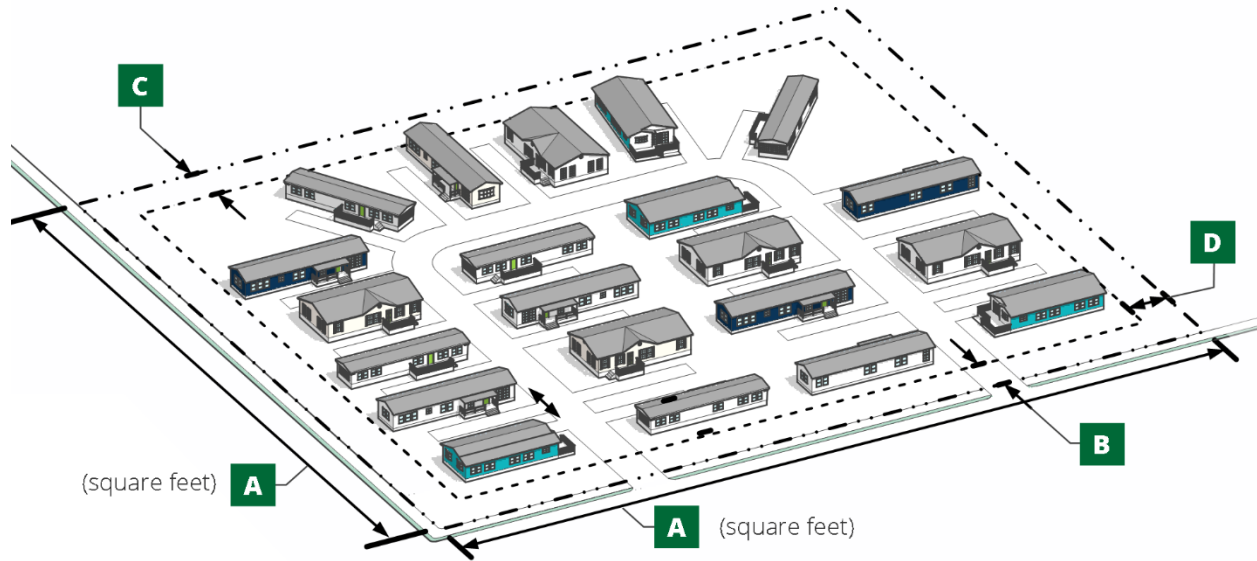


Figure 2.2.12L: RMH District Dimensional Standards Illustration

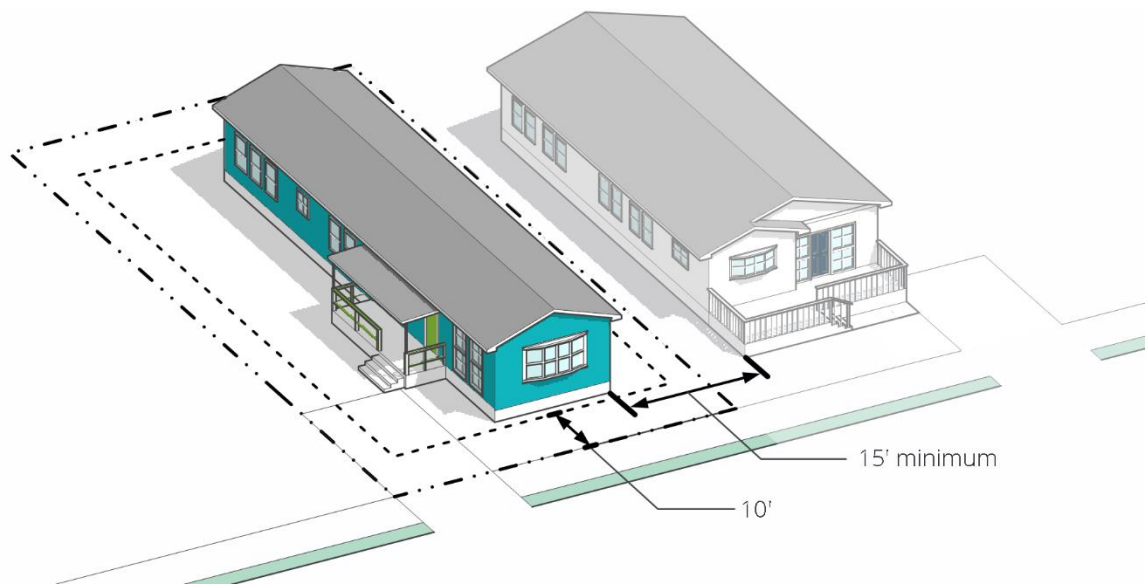


Figure 2.2.12M: RMH District Dimensional Standards Illustration

2.2.13 Summary Table of Residential District Dimensional Standards

Table 2-14: Residential District Dimensional Standards

Current Districts

	APD	R-1A-12	R-1A-8	R-1 and R-1A-6.6	R-1A-5.5	R-1A-4		R-2 and R-2A	R-3 and R-3L		R-3H	B-1B
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Proposed Districts

	AG	R12	R8	R6.6	R5.5	R4	R2.5	RMX	RMF1	RMF2	RMF3	RMH
Dwelling Type Allowed by Right ¹³	Single, ADU, live-work, manufactured home, zero lot line, tiny home	Single, TH, 2-4 unit bldgs., ADU, mfd. home, zero lot line, tiny home	Single, TH, 2-3 unit bldgs., ADU, zero lot line, tiny home	Single, ADU, zero lot line, tiny home	Single, TH, 2-4 unit bldgs., ADU, zero lot line, tiny home	Single, TH, 2-3 unit bldgs., zero lot line, tiny home	TH, 2-unit (duplex)	Single, TH, 2-4 unit bldgs., ADU, zero lot line, tiny home	Multi-family, 5-9 units, 2-4 unit bldgs., TH, mfd. home, ADU	Multi-family, 10-19 units, TH, 2-4 unit bldgs., ADU, mfd. home	Multi-family, 20+ units, TH, 2-4 unit bldgs., ADU, mfd. home	Manufactured home, ADU, tiny home

LOT DIMENSIONS (MINIMUM)

Lot area (sq ft)	15,000	12,000	8,000	6,600	5,500	4,000	2,500	6,600	5,000	10,000	25,000	4 acres
Lot area per unit (sq ft)									850	1,000	1,000	
Lot width (ft)	100	80	60	60	50	40	25, 18 for TH	60	60	80	100	

SETBACKS (MINIMUM)

Front	25	25	20	20	15	10	10	20	15	20	25	25
Rear	20	20	20	20	15	10	10	20	15	20	20	25
Side	10	10	7.5	5	5	5	5	5	6	7.5	10	25
Building height	50	35	35	35	35	35	35	35	35	55	75	35

¹³ This row included for internal drafting purposes to help summarize the types of dwellings allowed per district. Is there interest in keeping it in the actual code?

2.3 Mixed-Use Districts

2.3.1 MXT – Traditional Neighborhood District

COMMENTARY

This new smaller-scale mixed-use district, similar to MU-A in intent, could be appropriate in a variety of locations, such as along some of San Antonio Street, depending on parcel size. The MXT district also could be used as a replacement for some parts of the C-O district, at small scale.

Rather than a maximum front setback, this draft proposes a new **build-to** requirement for several districts, which is set as a range of 0 to 10 feet for the MXT. As with setbacks, build-to requirements help establish consistent street frontages, but are designed to pull buildings toward streets, where pedestrian activity is important. Small build-to allowances can also prevent parking from being placed between the building and the street. Additional sidewalk and pedestrian-friendly development standards will be proposed in the new draft development standards (installment 2).

A. Purpose

The MXT district is intended to allow a mix of small- to medium-scale mixed-use development in transitional areas surrounding the downtown, and in areas between established neighborhoods and the more-intense land uses near and along commercial corridors, on lots of at least 5,000 square feet in area. Development in this district prioritizes compact development, walkability, good pedestrian connectivity, and pedestrian-scale urban design, with less emphasis on vehicle access and proximity to high-traffic vehicular routes.

B. Dimensional Standards

Table 2-15: MXT – Traditional Neighborhood Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	5,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	60	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	0-10	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft) ¹⁴	5	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

¹⁴ Reflects C-O requirement rather than MU-A, where no setback is required. Could this be changed to zero side setback, or 0-5 feet, without creating nonconformities?

Article 2: Zoning Districts

2.3 Mixed-Use Districts

2.3.1 MXT – Traditional Neighborhood District

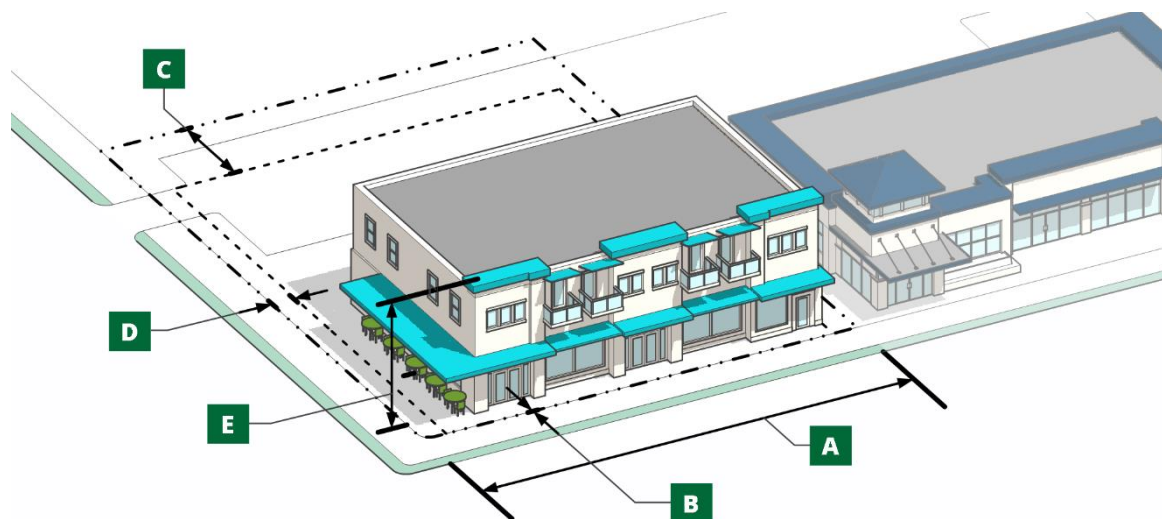


Figure 2.3.1N: MXT District Dimensional Standards Illustration

2.3.2 MXC – Corridor Mixed-Use

COMMENTARY

This new district could be appropriate along a variety of corridors, including larger development sites along San Antonio Street. The MXC district also could be used as a replacement for some parts of the C-O district, at medium scale. As currently proposed, this district focuses on auto accessibility, but these corridors and associated density of development would also be conducive to supporting future transit routes.

A. Purpose

The MXC district is intended to accommodate medium- to large-scale mixed-use development or redevelopment centered along major transportation corridors, on lots of at least 15,000 square feet in area. The district allows uses that support a mix of employment, larger commercial and retail activities and services, along with residential uses. Because of their scale, Corridor mixed-use developments require adequate automobile access and circulation, while continuing to maintain an emphasis on pedestrian-friendly development and good access to public amenities.

B. Dimensional Standards

Table 2-16: MXC – Mixed-Use Corridor Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	15,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	80	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	0-15	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	10	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	75		

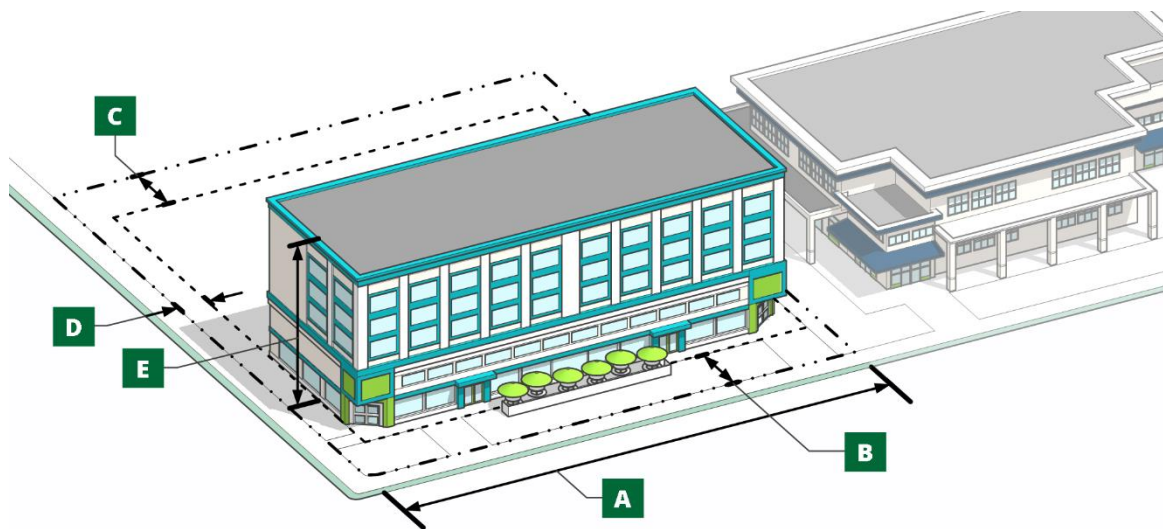


Figure 2.3.20: MXC District Dimensional Standards Illustration

2.3.3 MXR -- Mixed-Use Regional

COMMENTARY

New district. The largest of the three mixed-use districts might be appropriate for a scale of development similar to Creekside or Towne Creek.

A. Purpose

The MXR district is intended to accommodate large-scale mixed-use development or redevelopment on parcels along major transportation routes in New Braunfels, on lots of at least 1 acre in area. The district allows uses that support a mix of regional-scale employment, big-box commercial and retail activities and services, along with larger multi-family residential uses. Because of the scale of such developments and the high volume of traffic generated by the mix of large uses, they require large land area and close proximity to arterials, state roads, and major highways or interstates. Emphasis on pedestrian circulation is limited to the interior of the sites, rather than the perimeter.

B. Dimensional Standards

Table 2-17: MXR – Mixed-Use Regional Dimensional Standards

Lot Dimensions (minimum)		Other Key Standards	
	Lot area (sq ft)	1 acre	Measurements and Exceptions §2.7
A	Lot width (ft)	100	Table of Allowed Uses §3.2
Building Setbacks (minimum)		Use-Specific Standards §3.3	
B	Front (ft)	0-20	Landscaping and Screening
C	Rear (ft)	20	Vehicle Parking and Loading
D	Side (ft)	10	Residential Adjacency
Height (maximum)			
E	Building height (ft)	120	

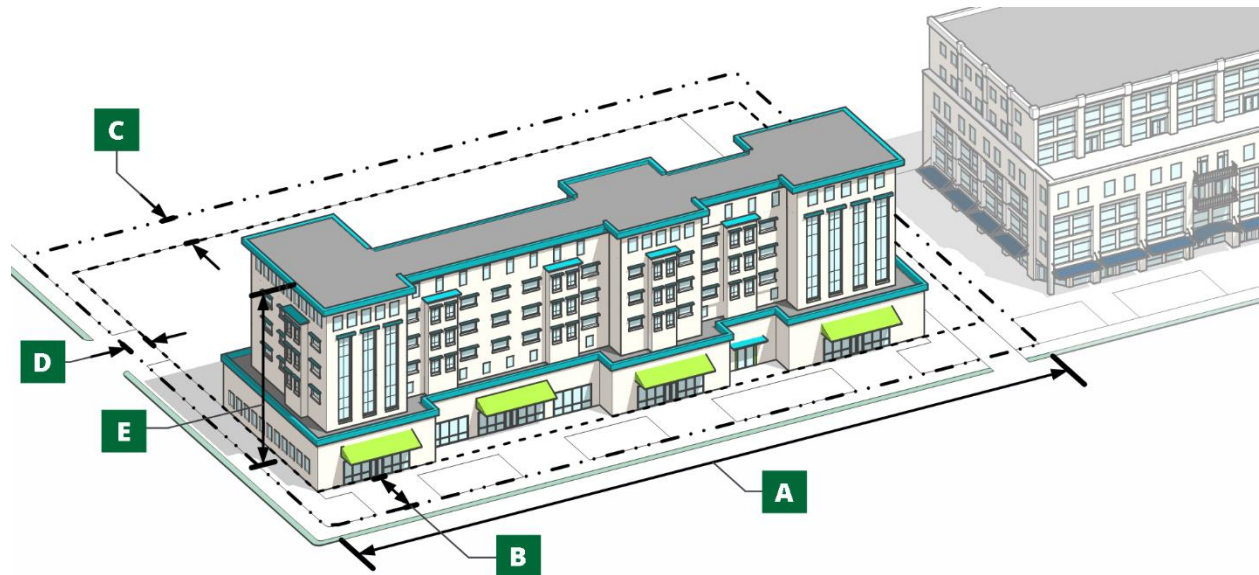


Figure 2.3.3P: MXR District Dimensional Standards Illustration

2.3.4 Summary Table of Mixed-Use District Dimensional Standards

Table 2-18: Mixed-Use District Dimensional Standards			
District	MXT	MXC	MXR
LOT DIMENSIONS (MINIMUM)			
Lot size (sq ft)	5,000	15,000	1 acre
Lot width (ft)	60	80	100
SETBACKS (MINIMUM)			
Front	0-10	0-15	0-20
Rear	20	20	20
Side	5	10	10
HEIGHT (MAXIMUM)			
Building height	35	75	120

2.4 Non-Residential Zoning Districts

2.4.1 CBD – Central Business District

COMMENTARY

The CBD district is a proposed new name for the current C-2 district. This draft carries forward the allowance for no minimum lot size but proposes to eliminate both minimum lot width and lot depth requirements (as has been implemented throughout the districts), to allow the greatest possible flexibility for lot development. The allowance for zero-foot front and side setbacks is carried forward, and also applied to the rear, all subject to a limitation for residential adjacency. This draft proposes maximum setbacks, to prevent parking between buildings and the street, bring buildings up to the front of the lot, and create a pedestrian friendly street frontage. Finally, this draft proposes the 75-foot height limit apply in this area, without regard to whether a structure is commercial or multi-family residential.

Form-Based Standards. Beyond the dimensional standards below, feedback has indicated that building form is more important than allowed uses in the downtown. The next installment of the draft code (Development Standards) will propose form-based standards for this area, in support of maintaining the distinctive and historic character of downtown. Standards will address issues that are important to maintain vibrant and active streetfronts, including sidewalk and building location standards, as well as standards to protect adjacent neighborhoods.

A. Purpose

The CBD Central Business District is a mixed-use district that encompasses the downtown area of New Braunfels and immediately adjacent areas. The district has no minimum lot area requirement. It is intended to provide for high-intensity commercial, residential, and institutional development, resulting in a mix of uses that contribute to a vibrant downtown area, while maintaining its historic character.

B. Dimensional Standards

Table 2-19: CBD – Central Business District Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	N/A	Measurements and Exceptions	§2.7
Building Setbacks			Table of Allowed Uses	§3.2
A	Front (ft)	0-5	Use-Specific Standards	§3.3
B	Rear (ft), min	0	Landscaping and Screening	
C	Side (ft), min	0	Vehicle Parking and Loading	
Height (maximum)			Residential Adjacency	
D	Building height (ft)	75		

Article 2: Zoning Districts

2.4 Non-Residential Zoning Districts

2.4.1 CBD – Central Business District

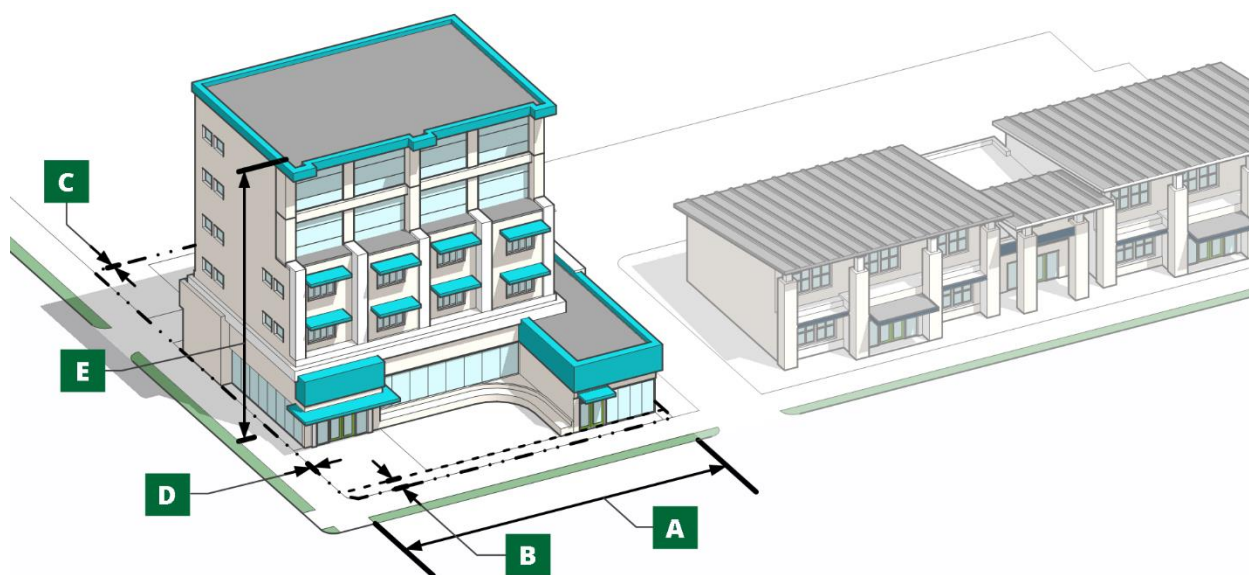


Figure 2.4.1Q: CBD District Dimensional Standards Illustration

2.4.2 CN – Neighborhood Commercial District

COMMENTARY

The CN district carries forward and combines C-1 and C-1A. However, in contrast to the existing districts, CN proposes a minimum lot size of 10,000 square feet, to help delineate the desired size of the uses that are allowed in the district. It also proposes a range for setbacks, with the smallest being zero, to prevent parking between buildings and the street, bring buildings up to the front of the lot, and create a pedestrian-friendly area.

A. Purpose

The CN Neighborhood Commercial district is established to accommodate a mix of low-intensity office and professional establishments, alongside small retail and service uses focused on serving local, adjacent residential neighborhoods, on lots of at least 10,000 square feet in area. The small-scale, neighborhood-focused nature of these areas means they do not need access to major transportation routes, though they may be located along collector streets. Neighborhood commercial areas should support pedestrian-friendly uses and design, ensuring access by walking, biking, and transit.

B. Dimensional Standards

Table 2-20: CN – Local Business District Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	10,000	Measurements and Exceptions	§2.7
A	Lot width	80	Table of Allowed Uses	§3.2
Building Setbacks			Use-Specific Standards	§3.3
B	Front (ft)	0-15	Landscaping and Screening	
C	Rear (ft), min	5	Vehicle Parking and Loading	
D	Side (ft), min	5	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	35		

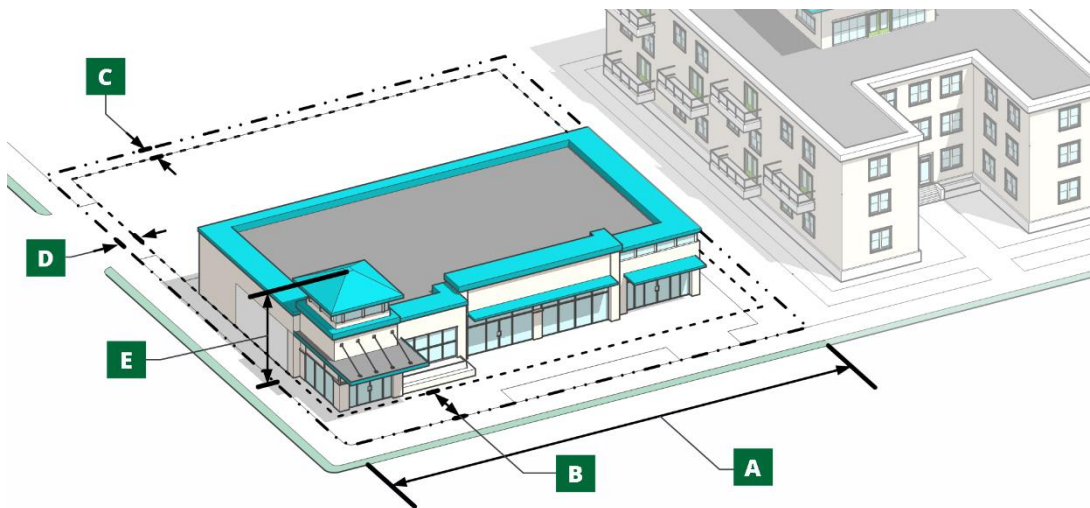


Figure 2.4.2R: CN District Dimensional Standards Illustration

2.4.3 CG – General Commercial District

COMMENTARY

The CG district carries forward and combines the C-1B and C-2 districts, with amendments to some standards to promote desired scale of development in the district. The district proposes a maximum 25,000 square foot lot size, to preclude big box retail, and a 55-foot height limit, distinct from CN Neighborhood, which is lower, and CBD and CR, both of which are higher.

A. Purpose

The CG General Commercial district is intended to provide for areas with a wide range of medium-intensity non-residential uses such as lodging, offices, retail, civic and community, and accessory uses, on lots of at least 25,000 square feet in area. Development in this district requires good access to transportation routes, because of the moderate amount of traffic volumes it generates, and should be located at intersections of collectors, or along arterials, and other major highways or routes.

B. Dimensional Standards

Table 2-21: CG – General Business District Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	25,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	100	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	0-20	Landscaping and Screening	
C	Rear (ft)	0	Vehicle Parking and Loading	
D	Side (ft)	0	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	75		

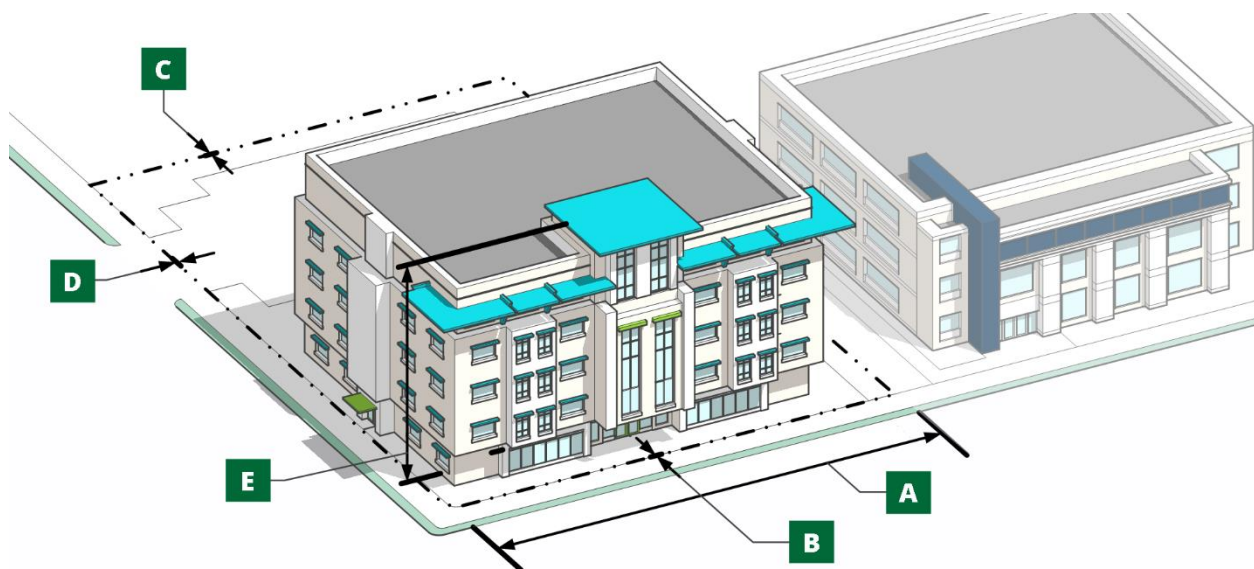


Figure 2.4.3S: CG District Dimensional Standards Illustration

2.4.4 CR – Regional Commercial District

COMMENTARY

This section carries forward the C3 district with a new name.

A. Purpose

The CR Regional Commercial district is intended to provide for areas of concentrated high-intensity commercial development, located along and oriented toward major roadways, on lots of at least 50,000 square feet in area. Development in this district requires good access to transportation routes, because of the moderate amount of traffic volumes it generates, and should be located at intersections of arterials, and/or along major highways, and interstate frontages. Uses in the district are generally sized and intended to serve a large number of residents from the surrounding region.

B. Dimensional Standards

Table 2-22: CR – Corridor Commercial District Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	50,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	150	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	0	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	0	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	120		

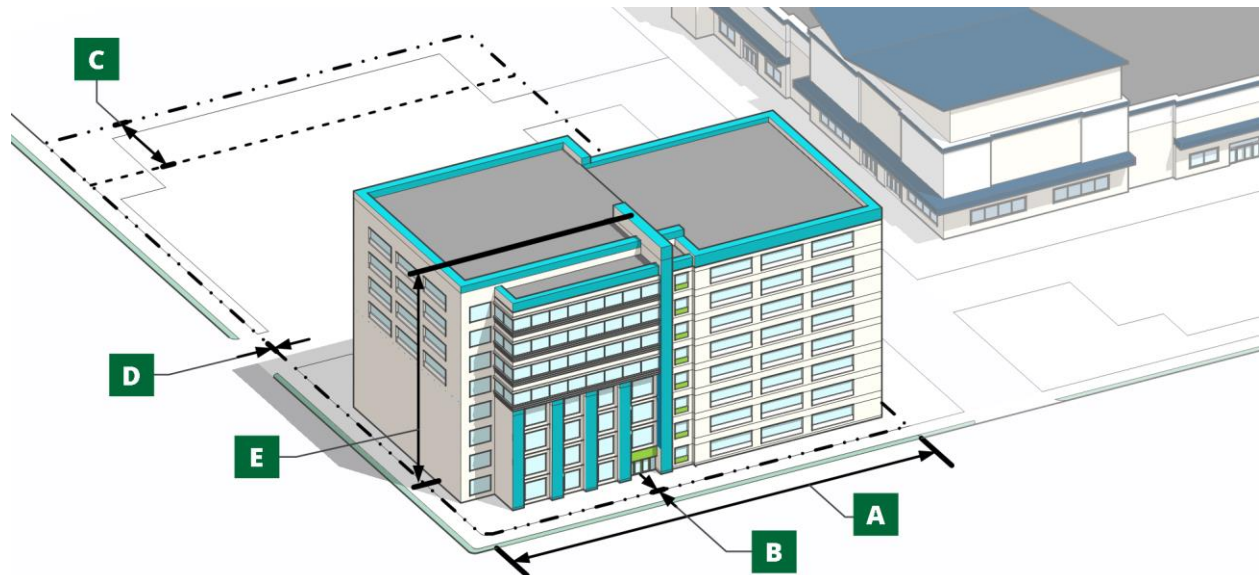


Figure 2.4.4T: CR District Dimensional Standards Illustration

2.4.5 RC – Resort Commercial District

COMMENTARY

The RC district carries forward and combines the C-4, C-4A, and C-4B districts. The objective of the district remains to support tourism- and resort-focused activity in New Braunfels, but it is intended to offer more flexibility in doing so, by not carrying forward the C-4B limitations on location or large (10 acre) lot area requirements, or the C-4A differentiation of building types.

In this draft, the proposed lot size for the district is small, at 5,000 square feet, with height limited to 75 feet. This is done with the idea of fostering small, independent businesses in the district. However, if this is not the character of development occurring in the resort areas, please advise, and the standards can be revisited in ensuing drafts.

Finally, it may be helpful to have **larger setbacks** for enterprises that have direct river frontage, to protect sensitive river frontages. This will be included in Installment 2, as part of a section deals with regulations and protections for sensitive lands.

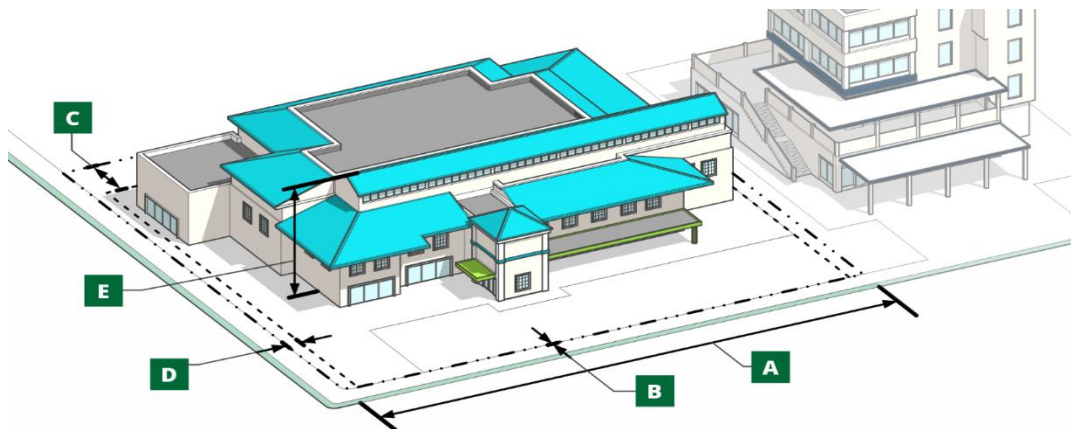
A. Purpose

The RC Resort Commercial district is intended to provide for areas of development focused on supporting New Braunfels' tourism and resort economy, on lots of at least 5,000 square feet in area. Development in this district is focused on serving tourists, by allowing a combination of lodging, recreational, retail, entertainment, food and beverage, and service uses. The district classifies these uses separately from standard commercial uses to recognize their particular characteristics and emphasize their importance to the economic base of the community.

B. Dimensional Standards

Table 2-23: RC – Resort Commercial District Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	10,000	Measurements and Exceptions	§2.7
A	Lot width (ft)	60	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	0	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	5	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	75		



2.4.6 LI – Light Industrial District

COMMENTARY

This district consolidates the current M-1 and M-1A districts.

A. Purpose

The LI -- Light industrial district is intended for light manufacturing operations, conducted entirely within enclosed structures. Activities in this district may include assembling and fabrication activities, distribution, warehousing and storage, research and development, and wholesaling and service operations that do not typically depend upon frequent customer or client visits. There is no minimum lot area for this district. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation.

B. Dimensional Standards

Table 2-24: LI – Light Industrial District Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	N/A	Measurements and Exceptions	§2.7
A	Lot width (ft)	60	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	25	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	0	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	120		

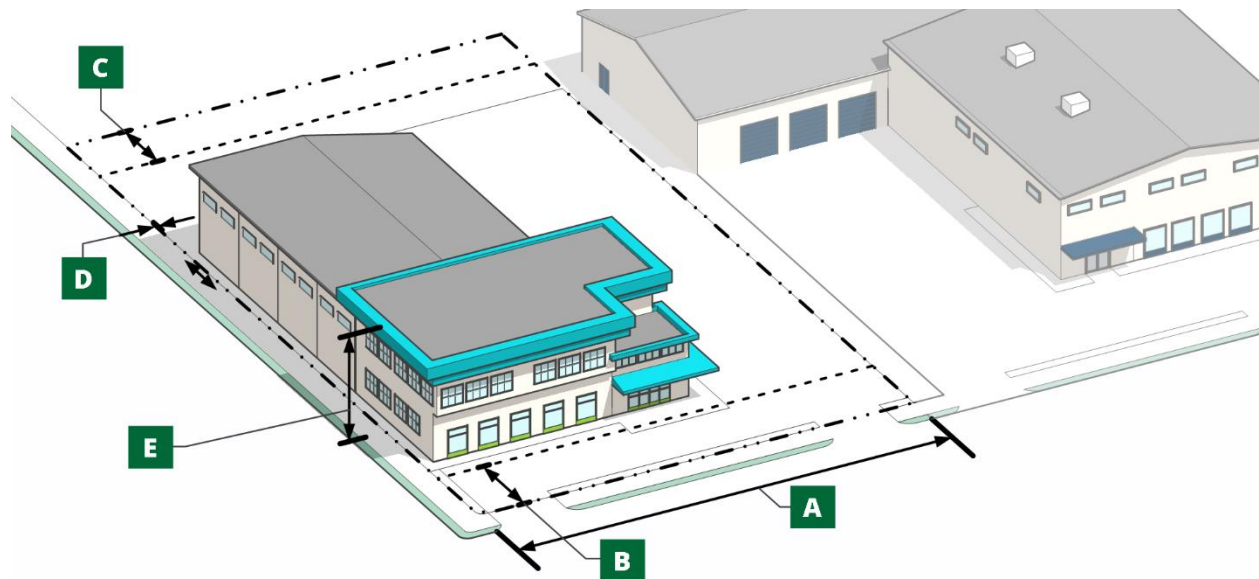


Figure 2.4.6V: LI District Dimensional Standards Illustration

2.4.7 HI – Heavy Industrial District

COMMENTARY

This district consolidates the current M-2 and M-2A districts.

A. Purpose

The HI – Heavy industrial district is intended for heavy manufacturing, assembling and fabrication activities that do not typically depend upon frequent customer or client visits. The district can accommodate heavier industrial uses including those that generate noise, fumes, odors, or emissions, and/or require outside storage of materials or heavy equipment. There is no minimum lot area for this district. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.

B. Dimensional Standards

Table 2-25: HI – Heavy Industrial District Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	N/A	Measurements and Exceptions	§2.7
A	Lot width (ft)	60	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	25	Landscaping and Screening	
C	Rear (ft)	20	Vehicle Parking and Loading	
D	Side (ft)	0	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	120		

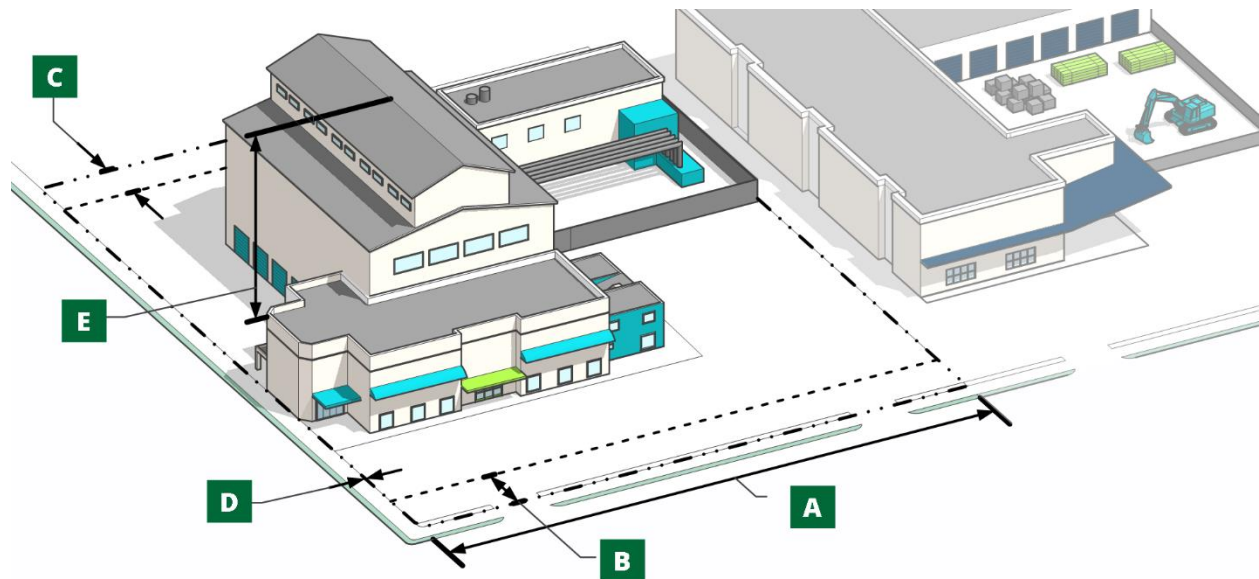


Figure 2.4.7W: HI District Dimensional Standards Illustration

2.4.8 PO – Parks and Open Space District

COMMENTARY

This is a proposed new district.

A. Purpose

The PO district is intended to provide adequate lands for recreational use and the preservation of natural and/or open spaces. There is no minimum lot area for this district. This district allows public and quasi-public uses, active and passive recreation uses, and accessory or support facilities customarily associated with parkland and open space, including lodges, pavilions, parking, and restrooms.

B. Dimensional Standards

Table 2-26: PO – Parks and Open Space District Dimensional Standards

Lot Dimensions (minimum)			Other Key Standards	
	Lot area (sq ft)	N/A	Measurements and Exceptions	§2.7
A	Lot width (ft)	N/A	Table of Allowed Uses	§3.2
Building Setbacks (minimum)			Use-Specific Standards	§3.3
B	Front (ft)	25	Landscaping and Screening	
C	Rear (ft)	25	Vehicle Parking and Loading	
D	Side (ft)	10	Residential Adjacency	
Height (maximum)				
E	Building height (ft)	None		

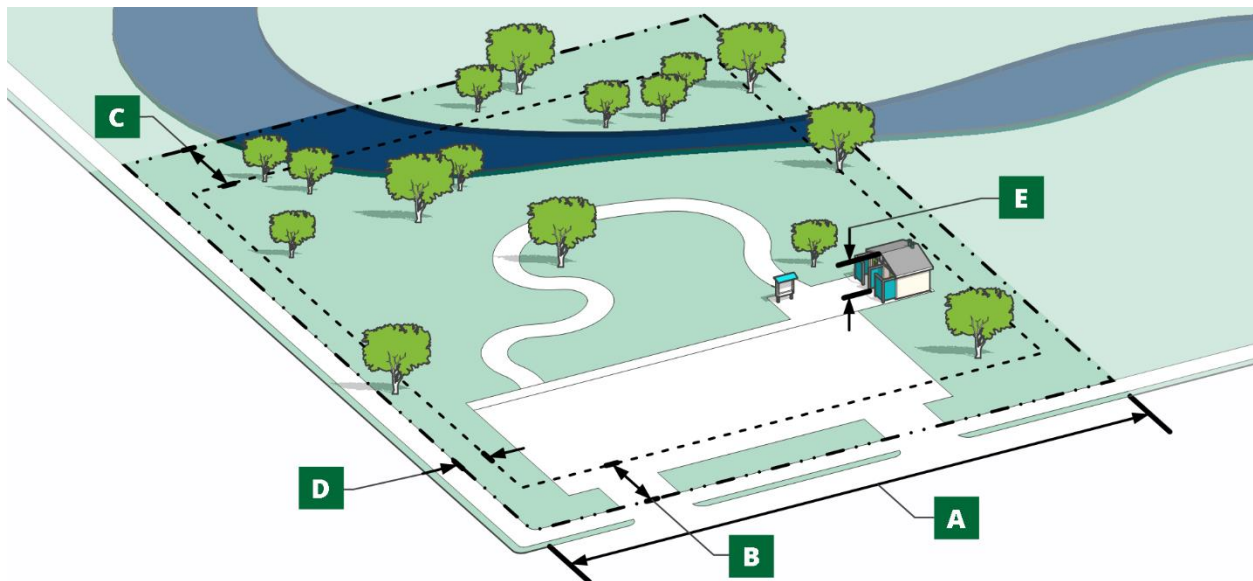


Figure 2.4.8X: PO District Dimensional Standards Illustration

2.4.9 Summary Table of Non-Residential District Dimensional Standards

Table 2-27: Non-Residential District Dimensional Standards								
Current District								
	C-2 and C-2A	C-1 and C-1A	C-1B	C-3	C-4, C-4A, and C-4B	M-1 and M-1A	M-2 and M-2A	
Proposed District								
	CBD	CN	CG	CR	RC	LI	HI	PO
LOT DIMENSIONS (MINIMUM)								
Lot area (sq. ft.)	N/A	10,000	25,000	50,000	5,000	N/A	N/A	N/A
Lot width (ft)	N/A	N/A	100	150	60	60	60	N/A
SETBACKS (MINIMUM)								
Front	0-5	0-15	0-20	0	0	25	25	25
Rear	0-20	0-20	0	20	20	20	20	25
Side	0	0-5	0	0	5	0	0	10
HEIGHT (MAXIMUM)								
Building height	75	35	75	120	75	120	120	None