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| Nonresidential Districts   |     |  |
|----------------------------|-----|--|
| Neighborhood Business (NB) | TO  | Smaller-scale, low-intensity neighborhood convenience retail and professional office and service uses, with building and site design standards that are compatible and cohesive with abutting and adjacent residential uses. The district is intended for use as a transition between the residential and nonresidential districts, or in locations that are suitable for such uses by way of its location, proximity, property size, access to collector or arterial roads, or other special circumstances. Land previously zoned Transitional Office "TO", and Transitional Commercial "TC" is now zoned Neighborhood Business (NB). |
|                            | TC  |  |
| Local Business (LB)        | LR  | Office and retail businesses that are intended to serve the overall community, with a larger market than the immediate neighborhoods in the area. In order to accommodate the traffic generated from these businesses without negatively impacting the residential neighborhoods, these uses should be located primarily at pulse points or activity nodes where collector and arterial roadways intersect or at arterial roadway intersections. These uses generally serve a larger market than businesses found in a NB District and generally serve a more local market than uses found in the GB District.                         |
| General Business (GB)      | GR  | Moderate and large retail centers, big-box stores, and malls that serve the retail and service needs of the community and broader region. This district includes site and building design and architectural standards to ensure quality, sustainable development.  |
| Professional Office (PO)   | GO  | Office, research, and technology parks with enhanced site and building standards to create a high quality, campus-like local and regional employment center. This district may also provide for some more intensive commercial and light industrial uses provided their operations are conducted indoors and on-site storage and truck traffic is limited. Land previously zoned General Office "GO" and Business "BD" is now zoned Professional Office "PO".  |
|                            | BD  |  |
| Heavy Commercial (HC)      | CS  | Larger-scale, higher intensity business, commercial, and industrial-related uses that are to meet the consumer and employment needs of the community and broader region. Land previously zoned Commercial Service "CS" and Heavy Commercial "HC" is now zoned Heavy Commercial "HC".   |
|                            | HC  |  |
| Light Industrial (LI)      | LI  | Smaller-scale, limited intensity industrial warehouse and assembly or light manufacturing uses where the operations of the use are conducted indoors and where outdoor storage and display is limited or adequately screened from adjacent streets, uses, and public views. Land previously zoned Light Industrial "LI" and General Industrial "GI" is now zoned Light Industrial "LI".  |
|                            | GI  |  |
| Heavy Industrial (HI)      | HI  | The most intense land uses allowed within the City, which may include heavy manufacturing and operational activities. This district is designed for locations that provide adequate access for trucks and heavy equipment and do not impose environmental impacts on adjacent uses.  |
| Hospital (H)               | H   | All types of medical institutions, together with facilities for allied health services in an area or complex that is designed to accommodate tall and high intensity buildings and uses with adequate provision for high volumes of traffic and emergency access.  |
| Public Services (PS)       | PS  | Public, semi-public, and institutional land uses that are unique in nature and scale and thus, most appropriate in their own district.   |
| Open Space Greenbelt (OG)  | OSG | Greenbelts and passive parklands that incorporate open space planning into the assignment of land use designations, and develop and implement a system of "greenway" parks that link home, retail, employment centers, parks, and nature preserves.  |
| Open Space Recreation (OR) | OSR | A system of active parklands and recreational opportunities throughout the community that respond to the broad variety of recreational needs of different age groups and interests of people residing in all areas of the City.  |
| Mixed Use Districts        |     |  |
| Mixed Use (MU)             | MU  | A mixture of high density residential, commercial, and public or institutional uses and civic spaces in a compact, urban form. The MU district may include multifamily units as upper floor dwellings in a vertically mixed use building or horizontally as a complex within the urban context. This district is principally intended for use on infill parcels and for the redevelopment and revitalization of corridors, although it may also be conditionally approved for use in other appropriate areas of the City.  |
| Town Center (TC)           | DD  | The Town Center Code and the Regulating Plan, as stated in <a href="#">Division 11.02.02, Town Center Code</a> .   |
| Planning Area (PA)         | --  | A zoning district that is consistent with the "Planning Areas" designated in the Comprehensive Plan, which includes the following development types: Entertainment District, Educational Campus, Walkable Mixed Use, and Business Park.  |

- B. **Site Development Regulations.** The Code of Ordinances and all other site development standards and requirements of the City apply to and govern Town Center Area 2.

### **Sec. 11.02.02.08 Neighborhood Commercial Area**

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- A. **Purposes.** The Neighborhood Commercial Area is designed to:
1. Contain retail, commercial, civic, and limited residential uses to meet the needs of community residents;
  2. Include a concentration of retail services, including shops, restaurants, cafes, and restaurant venues;
  3. Attract office and multifamily residential development all oriented to the public framework of streets and open spaces;
  4. Be pedestrian-oriented to encourage pedestrian movement between the Mixed Residential Area and the Neighborhood Commercial Area; and
  5. Create useable open space to be an integral component of the Area.
- B. **Permitted Uses.** The following uses shall be permitted within the Neighborhood Commercial Area:
1. *Residential Uses.*
    - a. Condominiums; and
    - b. Multifamily residential.
  2. *Commercial Uses.*
    - a. Unless otherwise prohibited, all uses permitted within a General Business (GB), Neighborhood Business (NB), Local Business (LB), or Multifamily (MF) Zoning District are permitted within the Neighborhood Commercial Area;
    - b. Indoor kennels;
    - c. Car washes; and
    - d. Drive through commercial uses.
    - e. A minimum of 40 percent of the building square footage in the Neighborhood Commercial Area shall be comprised of retail, personal services, and/or restaurant uses.
  3. *Civic Uses.*
  4. *Open Space.*
    - a. Conservation areas;
    - b. Outdoor recreational / athletic fields;
    - c. Outdoor swimming pools;
    - d. Parks, playgrounds, and related amenities;
    - e. Streams, lakes, impounded waterways, and their drainage ways;
    - f. Clubhouses and community centers;
    - g. Off-street parking areas; and
    - h. Pedestrian and bicycle trails.
- C. **Site Development Regulations.**
1. *Setbacks.* Except as set forth in Subsection (C)(2), *Residential Buffer Areas* below there shall be no required minimum setbacks within the Neighborhood Commercial Area.
  2. *Residential Buffer Areas.* Notwithstanding the above, a 25 foot landscaped area and building setback line shall be required for property in the Neighborhood Commercial Area that abuts Discovery Boulevard, New Hope Drive, and/or 183A Toll Road, and in any Residential Buffer Area.

## Division 11.02.03 Land Uses

### Sec. 11.02.03.01 Generally

The tables in this Division describe which land uses are a Permitted Use, Conditional Use, Special Use, and Prohibited Use, as defined below.

### Sec. 11.02.03.02 Legend

- A. **Using the Tables.** The tables in this Section list the applicable land uses in rows, organized by general land use category. The zoning districts are arranged in columns. Where rows and columns intersect, a letter indicates if the use is permitted, conditional, special, or prohibited in the district, as stated below.
- B. **Symbols.** All the tables in this section use the following symbols:
1. "P" means that the land use is permitted by right in the specified zoning district.
  2. "C" means that the land use is a Conditional Use, which is permitted, subject to the applicable conditional use standards provided in Division 11.02.04, *Conditional and Special Uses*.
  3. "S" means that the use is allowed only as a Special Use, which may be approved only after a public hearing and consideration by the Planning and Zoning Commission and a subsequent public hearing and determination by the City Council, and are subject to:
    - a. The applicable special use standards for the specified use, as stated in Division, 11.02.04, *Conditional and Special Uses*; and
    - b. The procedures stated in Subsec. 11.06.03.02.04, *Special Use Permit*.
  4. "-" means that the use is a Prohibited Use in the specified zoning district.

### Sec. 11.02.03.03 Residential Uses by Zoning District

| Table 11.02.03.03<br>Residential Uses by Zoning District                |                      |                  |             |    |    |    |    |    |                |    |    |    |    |    |   |    |    |                     |    |                  |    |
|---|----------------------|------------------|-------------|----|----|----|----|----|----------------|----|----|----|----|----|---|----|----|---------------------|----|------------------|----|
| Land Use  | Standards Reference  | Zoning Districts |             |    |    |    |    |    |                |    |    |    |    |    |   |    |    |                     |    |                  |    |
|   |                      | Interim          | Residential |    |    |    |    |    | Nonresidential |    |    |    |    |    |   |    |    | Mixed Use Districts |    | Overlay District |    |
|   |                      | DR               | ES          | SR | SU | UR | MF | NB | LB             | GB | PO | HC | LI | HI | H | PS | OG | OR                  | MU | PA               | EC |
| Legend: P = Permitted; C = Conditional; S = Special Use; - = Prohibited |                      |                  |             |    |    |    |    |    |                |    |    |    |    |    |   |    |    |                     |    |                  |    |
| Accessory Dwelling Unit   | Sec. 11.02.04.02(1)  | C                | C           | C  | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | - | -  | -  | -                   | -  | -                |    |
| Apartment   | Sec. 11.02.04.02(8)  | -                | -           | -  | -  | -  | C  | -  | -              | -  | -  | -  | -  | -  | - | -  | -  | -                   | P  | P                | P  |
| Bed and Breakfast Facility  | Sec. 11.02.04.02(12) | C                | -           | -  | -  | -  | -  | C  | -              | -  | -  | -  | -  | -  | - | -  | -  | -                   | C  | C                | C  |
| Community Garden  | Sec. 11.02.04.02(16) | C                | C           | C  | C  | C  | C  | -  | -              | -  | -  | -  | -  | -  | C | C  | C  | C                   | C  | C                |    |
| Community Home  | Sec. 11.02.04.02(17) | C                | C           | C  | C  | C  | C  | -  | -              | -  | -  | -  | -  | -  | - | -  | -  | -                   | C  | C                | -  |
| Dwelling, Duplex  |                      | -                | -           | -  | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | - | -  | -  | -                   | -  | -                |    |
| Dwelling, Single Family   |                      | P                | P           | P  | P  | -  | -  | -  | -              | -  | -  | -  | -  | -  | - | -  | -  | -                   | -  | -                |    |

**Table 11.02.03.03  
Residential Uses by Zoning District**

| Land Use  | Standards Reference  | Zoning Districts |             |    |    |    |    |    |                |    |    |    |    |    |                     |    |                  |    |    |    |
|---|----------------------|------------------|-------------|----|----|----|----|----|----------------|----|----|----|----|----|---------------------|----|------------------|----|----|----|
|   |                      | Interim          | Residential |    |    |    |    |    | Nonresidential |    |    |    |    |    | Mixed Use Districts |    | Overlay District |    |    |    |
|   |                      | DR               | ES          | SR | SU | UR | MF | NB | LB             | GB | PO | HC | LI | HI | H                   | PS | OG               | OR | MU | PA |
| Legend: P = Permitted; C = Conditional; S = Special Use; - = Prohibited |                      |                  |             |    |    |    |    |    |                |    |    |    |    |    |                     |    |                  |    |    |    |
| Family Home   | Sec. 11.02.04.02(25) | C                | C           | C  | C  | C  | -  | -  | -              | -  | -  | -  | -  | -  | -                   | -  | -                | -  | -  | -  |
| Home Occupation   | Sec. 11.02.04.02(30) | C                | C           | C  | C  | C  | C  | -  | -              | -  | -  | -  | -  | -  | -                   | -  | -                | C  | C  | C  |
| Industrialized Home   | Sec. 11.02.04.02(33) | C                | -           | C  | C  | C  | -  | -  | -              | -  | -  | -  | -  | -  | -                   | -  | -                | -  | -  | -  |
| Manufactured Home   | Sec. 11.02.04.02(34) | C                | -           | C  | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -                   | -  | -                | -  | -  | -  |
| Mobile Home   |                      | -                | -           | -  | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -                   | -  | -                | -  | -  | -  |
| Townhome  | Sec. 11.02.04.02(48) | -                | -           | -  | -  | C  | -  | -  | -              | -  | -  | -  | -  | -  | -                   | -  | -                | -  | -  | -  |

**Sec. 11.02.03.04 Nonresidential Uses by Zoning District**

**Table 11.02.03.04  
Nonresidential Uses by Zoning District**

| Land Use   | Standards Reference | Zoning Districts |             |    |    |    |    |    |                |    |    |    |    |    |                    |    |                  |    |    |    |
|--|---------------------|------------------|-------------|----|----|----|----|----|----------------|----|----|----|----|----|--------------------|----|------------------|----|----|----|
|  |                     | Interim          | Residential |    |    |    |    |    | Nonresidential |    |    |    |    |    | Mixed Use District |    | Overlay District |    |    |    |
|  |                     | DR               | ES          | SR | SU | UR | MF | NB | LB             | GB | PO | HC | LI | HI | H                  | PS | OG               | OR | MU | PA |
| Legend: P = Permitted C = Conditional S = Special Use - = Prohibited |                     |                  |             |    |    |    |    |    |                |    |    |    |    |    |                    |    |                  |    |    |    |
| Adult Day Care   | Sec. 11.02.04.02(2) | -                | -           | -  | -  | -  | -  | -  | C              | C  | C  | -  | -  | -  | -                  | C  | C                | -  | -  | -  |
| Agricultural Support Service   |                     | P                | -           | -  | -  | -  | -  | -  | -              | -  | -  | -  | P  | P  | P                  | -  | -                | -  | -  | -  |
| Airport  |                     | -                | -           | -  | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -                  | S  | -                | -  | -  | -  |
| Alcoholic Beverage Establishment                                     | Sec. 11.02.04.02(3) | -                | -           | -  | -  | -  | -  | -  | C              | C  | C  | C  | C  | C  | -                  | -  | -                | -  | C  | C  |
| Alcoholic Beverage Sales, Off-Site Consumption                       | Sec. 11.02.04.02(4) | -                | -           | -  | -  | -  | -  | -  | C              | C  | -  | C  | -  | -  | -                  | -  | -                | -  | C  | C  |
| Amenity Center   |                     | P                | P           | P  | P  | P  | P  | -  | -              | -  | -  | -  | -  | -  | -                  | -  | -                | P  | P  | -  |
| Animal Grooming  | Sec. 11.02.04.02(5) | -                | -           | -  | -  | -  | -  | C  | C              | P  | -  | P  | P  | P  | -                  | -  | -                | -  | C  | C  |
| Animal Veterinary Service, Large Animal                              | Sec. 11.02.04.02(6) | -                | -           | -  | -  | -  | -  | -  | -              | -  | -  | -  | C  | C  | -                  | -  | -                | -  | -  | -  |
| Animal Veterinary Service, Small Animal                              | Sec. 11.02.04.02(7) | -                | -           | -  | -  | -  | -  | -  | C              | P  | -  | P  | P  | P  | -                  | -  | -                | -  | S  | -  |
| Apiary   |                     | P                | -           | -  | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -                  | P  | P                | P  | -  | -  |
| Archery Range  |                     | -                | -           | -  | -  | -  | -  | -  | -              | -  | -  | -  | -  | P  | -                  | P  | -                | P  | -  | -  |
| Art Studio, Gallery  |                     | -                | -           | -  | -  | -  | -  | P  | P              | P  | P  | P  | -  | -  | -                  | -  | -                | P  | P  | P  |

**Table 11.02.03.04  
Nonresidential Uses by Zoning District**

| Land Use   | Standards Reference  | Zoning Districts |             |    |    |    |    |                |    |    |    |    |    |    |    |   |                    |    |                  |    |    |    |
|--|----------------------|------------------|-------------|----|----|----|----|----------------|----|----|----|----|----|----|----|---|--------------------|----|------------------|----|----|----|
|  |                      | Interim          | Residential |    |    |    |    | Nonresidential |    |    |    |    |    |    |    |   | Mixed Use District |    | Overlay District |    |    |    |
|  |                      |                  | DR          | ES | SR | SU | UR | MF             | NB | LB | GB | PO | HC | LI | HI | H | PS                 | OG | OR               | MU | PA | EC |
| Legend: P = Permitted C = Conditional S = Special Use - = Prohibited       |                      |                  |             |    |    |    |    |                |    |    |    |    |    |    |    |   |                    |    |                  |    |    |    |
| Assisted Living, Congregate or Respite Care                                |                      | -                | -           | -  | -  | -  | S  | -              | -  | -  | -  | -  | -  | -  | -  | P | -                  | -  | -                | S  | -  | -  |
| Automobile, Major Repair and Service                                       |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | P  | P  | P  | - | -                  | -  | -                | -  | -  | -  |
| Automobile, Minor Service  | Sec. 11.02.04.02(9)  | -                | -           | -  | -  | -  | -  | -              | -  | -  | C  | -  | P  | -  | -  | - | -                  | -  | -                | -  | -  | -  |
| Automobile, Rental   | Sec. 11.02.04.02(10) | -                | -           | -  | -  | -  | -  | -              | -  | -  | C  | -  | P  | -  | -  | - | -                  | -  | -                | -  | -  | -  |
| Automobile, Sales  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | S  | -  | -  | - | -                  | -  | -                | -  | -  | -  |
| Bank, Credit Union, and Financial Institution                              | Sec. 11.02.04.02(11) | -                | -           | -  | -  | -  | -  | -              | P  | P  | P  | P  | -  | -  | -  | - | -                  | -  | -                | C  | C  | -  |
| Broadcasting Center  | Sec. 11.02.04.02(13) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | P  | P  | P  | -  | P | -                  | C  | -                | -  | -  | -  |
| Bus or Taxi Depot/Transit Station  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | P  | -  | P  | -  | P | -                  | -  | -                | -  | -  | -  |
| Caretaker or Guard Residence   | Sec. 11.02.04.02(14) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | C  | C  | C  | -  | - | -                  | -  | -                | -  | -  | -  |
| Car Wash   | Sec. 11.02.04.02(15) | -                | -           | -  | -  | -  | -  | -              | -  | -  | C  | -  | C  | -  | -  | - | -                  | -  | -                | -  | -  | -  |
| Cemetery / Columbarium   |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | -  | - | P                  | -  | -                | -  | -  | -  |
| Civic Club   |                      | -                | -           | -  | -  | -  | -  | P              | P  | P  | P  | P  | -  | -  | -  | - | -                  | -  | P                | P  | -  | -  |
| College, University or Vocational School                                   |                      | -                | -           | -  | -  | -  | -  | -              | P  | P  | P  | P  | P  | P  | P  | P | -                  | -  | P                | P  | -  | -  |
| Commercial Parking Lot   |                      | -                | -           | -  | -  | -  | -  | -              | -  | S  | -  | S  | -  | -  | -  | - | -                  | -  | S                | -  | -  | -  |
| Commissary   |                      | -                | -           | -  | -  | -  | -  | -              | -  | P  | -  | P  | P  | -  | -  | - | -                  | -  | -                | -  | -  | -  |
| Concrete, Mortar, and Asphalt Batching Operations, Permanent               |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | -  | - | -                  | -  | -                | -  | -  | -  |
| Construction Sales and Services  | Sec. 11.02.04.02(18) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | C  | C  | P  | - | -                  | -  | -                | -  | -  | -  |
| Contractor's Shop/Storage Yard   |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | P  | P  | P  | - | -                  | -  | -                | -  | -  | -  |
| Craft Brewing / Distillery / Winery Production with On-Premise Consumption | Sec. 11.02.04.02(19) | -                | -           | -  | -  | -  | -  | -              | -  | C  | -  | C  | C  | -  | -  | - | -                  | -  | C                | C  | C  | C  |
| Credit Access Business   | Sec. 11.02.04.02(20) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | C  | -  | -  | - | -                  | -  | -                | -  | -  | -  |
| Crematory  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | P  | P  | P  | -  | - | -                  | -  | -                | -  | -  | -  |
| Data Center  |                      | -                | -           | -  | -  | -  | -  | -              | -  | P  | P  | P  | P  | P  | -  | - | -                  | -  | -                | P  | -  | -  |
| Day Care Center  | Sec. 11.02.04.02(21) | -                | -           | -  | -  | -  | -  | C              | C  | C  | -  | -  | -  | -  | C  | C | -                  | -  | C                | C  | -  | -  |

**Table 11.02.03.04  
Nonresidential Uses by Zoning District**

| Land Use   | Standards Reference  | Zoning Districts |             |    |    |    |    |                |    |    |    |    |    |    |   |    |    |                    |                  |    |    |
|--|----------------------|------------------|-------------|----|----|----|----|----------------|----|----|----|----|----|----|---|----|----|--------------------|------------------|----|----|
|  |                      | Interim          | Residential |    |    |    |    | Nonresidential |    |    |    |    |    |    |   |    |    | Mixed Use District | Overlay District |    |    |
|  |                      | DR               | ES          | SR | SU | UR | MF | NB             | LB | GB | PO | HC | LI | HI | H | PS | OG | OR                 | MU               | PA | EC |
| Legend: P = Permitted C = Conditional S = Special Use - = Prohibited |                      |                  |             |    |    |    |    |                |    |    |    |    |    |    |   |    |    |                    |                  |    |    |
| Day Care Center, Incidental  | Sec. 11.02.04.02(22) | -                | -           | -  | -  | -  | -  | C              | C  | C  | C  | C  | C  | C  | C | C  | -  | C                  | C                | C  | C  |
| Drug Store   | Sec. 11.02.04.02(23) | -                | -           | -  | -  | -  | -  | C              | C  | P  | P  | -  | -  | -  | P | -  | -  | -                  | C                | C  | -  |
| Extraction (Gas, gravel, minerals, oil, or sand)                     | Sec. 11.02.04.02(24) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | S  | - | -  | -  | -                  | -                | -  | -  |
| Farm / Ranch   |                      | P                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Flea Market  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Food Processing  | Sec. 11.02.04.02(26) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | C  | C  | C  | - | -  | -  | -                  | -                | -  | -  |
| Fortune Teller/Psychic   | Sec. 11.02.04.02(27) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | S  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Funeral Home or Mortuary   |                      | -                | -           | -  | -  | -  | -  | -              | -  | P  | -  | P  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Gasoline Service Station   | Sec. 11.02.04.02(28) | -                | -           | -  | -  | -  | -  | -              | -  | C  | -  | C  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Government Facility (Outdoor Operations)                             |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | P | P  | P  | -                  | P                | -  | -  |
| Government Office  |                      | -                | -           | -  | -  | -  | -  | P              | P  | P  | P  | P  | P  | P  | P | P  | -  | P                  | P                | P  | P  |
| Grocery  | Sec. 11.02.04.02(29) | -                | -           | -  | -  | -  | -  | C              | C  | P  | -  | P  | -  | -  | - | -  | -  | -                  | C                | C  | C  |
| Gym  |                      | -                | -           | -  | -  | -  | -  | P              | P  | P  | P  | P  | P  | -  | P | P  | -  | P                  | P                | P  | -  |
| Head Shop  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Heavy Industry   |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Heliport (Accessory)   |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | P | P  | -  | -                  | -                | P  | -  |
| Hospital Services  | Sec. 11.02.04.02(31) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | C  | - | -  | -  | -                  | -                | -  | -  |
| Hotel  | Sec. 11.02.04.02(32) | -                | -           | -  | -  | -  | -  | -              | -  | C  | -  | -  | -  | -  | - | -  | -  | -                  | C                | C  | C  |
| Indoor Arena or Theater  |                      | -                | -           | -  | -  | -  | -  | -              | -  | P  | -  | P  | -  | -  | - | P  | -  | P                  | P                | P  | P  |
| Indoor Commercial Amusement  |                      | -                | -           | -  | -  | -  | -  | -              | -  | P  | P  | -  | P  | -  | - | -  | -  | -                  | P                | P  | P  |
| Kennel   |                      | -                | -           | -  | -  | -  | -  | -              | -  | S  | -  | P  | P  | P  | - | -  | -  | -                  | -                | -  | -  |
| Landfill (Disposal)  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Laundromat   |                      | -                | -           | -  | -  | -  | -  | -              | -  | P  | P  | -  | P  | P  | - | -  | -  | -                  | P                | P  | -  |
| Lumberyard, Wholesale  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | P  | P  | P | -  | -  | -                  | -                | -  | -  |
| Manufactured Home Sales  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -                | -  | -  |
| Manufacturing and Fabrication, General                               |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | S  | P  | - | -  | -  | -                  | -                | -  | -  |

**Table 11.02.03.04  
Nonresidential Uses by Zoning District**

| Land Use   | Standards Reference  | Zoning Districts |             |    |    |    |    |                |    |    |    |    |    |    |    |   |                    |    |                  |    |    |
|--|----------------------|------------------|-------------|----|----|----|----|----------------|----|----|----|----|----|----|----|---|--------------------|----|------------------|----|----|
|  |                      | Interim          | Residential |    |    |    |    | Nonresidential |    |    |    |    |    |    |    |   | Mixed Use District |    | Overlay District |    |    |
|  |                      |                  | DR          | ES | SR | SU | UR | MF             | NB | LB | GB | PO | HC | LI | HI | H | PS                 | OG | OR               | MU | PA |
| Legend: P = Permitted C = Conditional S = Special Use - = Prohibited |                      |                  |             |    |    |    |    |                |    |    |    |    |    |    |    |   |                    |    |                  |    |    |
| Manufacturing and Fabrication, Light                                 |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | P  | P  | - | -                  | -  | -                | -  | -  |
| Massage, Unlicensed  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | -  | - | -                  | -  | -                | -  | -  |
| Medical Clinic   |                      | -                | -           | -  | -  | -  | -  | -              | P  | P  | P  | -  | -  | -  | P  | - | -                  | -  | -                | -  | -  |
| Medical Office   |                      | -                | -           | -  | -  | -  | -  | P              | P  | P  | P  | P  | -  | -  | P  | - | -                  | -  | P                | P  | -  |
| Mobile Food Establishment Court                                      |                      | -                | -           | -  | -  | -  | -  | -              | S  | S  | -  | -  | -  | -  | -  | - | -                  | -  | S                | S  | -  |
| Museum   |                      | -                | -           | -  | -  | -  | -  | -              | P  | P  | P  | P  | -  | -  | -  | - | -                  | -  | P                | P  | P  |
| Non-Emergency Transport Service                                      |                      | -                | -           | -  | -  | -  | -  | -              | P  | P  | -  | -  | -  | -  | -  | - | -                  | -  | -                | -  | -  |
| Nursery / Greenhouse, Retail   | Sec. 11.02.04.02(35) | -                | -           | -  | -  | -  | -  | -              | -  | C  | -  | P  | P  | -  | -  | - | -                  | -  | -                | -  | -  |
| Nursery / Greenhouse, Wholesale                                      |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | P  | P  | P  | -  | - | -                  | -  | -                | -  | -  |
| Nursing or Convalescent Home   |                      | -                | -           | -  | -  | -  | S  | -              | -  | -  | -  | -  | -  | -  | P  | - | -                  | -  | S                | -  | -  |
| Office, General  |                      | -                | -           | -  | -  | -  | -  | P              | P  | P  | P  | P  | P  | P  | P  | P | -                  | -  | P                | P  | -  |
| Office/Showroom/Warehouse  |                      | -                | -           | -  | -  | -  | -  | -              | -  | P  | -  | P  | P  | P  | -  | - | -                  | -  | -                | -  | -  |
| Outdoor Arena, Stadium or Amphitheater                               | Sec. 11.02.04.02(36) | -                | -           | -  | -  | -  | -  | -              | -  | S  | -  | S  | S  | -  | -  | P | -                  | P  | S                | S  | P  |
| Outdoor Commercial Amusement   | Sec. 11.02.04.02(37) | -                | -           | -  | -  | -  | -  | -              | -  | S  | -  | S  | S  | -  | -  | - | -                  | -  | S                | S  | P  |
| Outdoor Recreation (Athletic Fields/Facilities)                      | Sec. 11.02.04.02(38) | C                | C           | C  | C  | C  | C  | -              | -  | -  | -  | -  | -  | -  | -  | P | -                  | P  | C                | C  | P  |
| Outdoor Recreation (Park, Playground)                                |                      | P                | P           | P  | P  | P  | P  | -              | -  | -  | -  | -  | -  | -  | -  | P | P                  | P  | P                | P  | P  |
| Outdoor Storage / Sales or Display (Primary Use)                     |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | -  | - | -                  | -  | -                | -  | -  |
| Paintball Course   | Sec. 11.02.04.02(39) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | C  | C  | C  | -  | C | -                  | C  | -                | -  | -  |
| Parking Garage (Primary Use)   |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | -  | P | -                  | -  | P                | P  | P  |
| Pawnshop   |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | P  | -  | - | -                  | -  | -                | -  | -  |
| Personal Services  |                      | -                | -           | -  | -  | -  | -  | P              | P  | P  | P  | P  | -  | -  | P  | - | -                  | -  | P                | P  | -  |
| Place of Public Assembly   |                      | P                | P           | P  | P  | P  | P  | P              | P  | P  | P  | P  | P  | P  | P  | P | -                  | P  | P                | P  | P  |
| Power or Solid Waste Energy Recovery Plant                           |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | -  | P | -                  | -  | -                | -  | -  |
| Print Shop   | Sec. 11.02.04.02(40) | -                | -           | -  | -  | -  | -  | C              | P  | P  | -  | P  | -  | -  | -  | - | -                  | -  | -                | -  | -  |
| Private School (Grades K-12)   |                      | -                | S           | S  | S  | S  | S  | P              | P  | P  | P  | S  | S  | S  | S  | S | -                  | -  | S                | S  | -  |
| Public School (Grades K-12)  |                      | P                | P           | P  | P  | P  | P  | P              | P  | P  | P  | P  | P  | P  | P  | P | P                  | P  | P                | P  | -  |



**Table 11.02.03.04  
Nonresidential Uses by Zoning District**

| Land Use   | Standards Reference  | Zoning Districts |             |    |    |    |    |                |    |    |    |    |    |    |   |    |    |                    |    |                  |    |
|--|----------------------|------------------|-------------|----|----|----|----|----------------|----|----|----|----|----|----|---|----|----|--------------------|----|------------------|----|
|  |                      | Interim          | Residential |    |    |    |    | Nonresidential |    |    |    |    |    |    |   |    |    | Mixed Use District |    | Overlay District |    |
|  |                      | DR               | ES          | SR | SU | UR | MF | NB             | LB | GB | PO | HC | LI | HI | H | PS | OG | OR                 | MU | PA               | EC |
| Legend: P = Permitted C = Conditional S = Special Use - = Prohibited |                      |                  |             |    |    |    |    |                |    |    |    |    |    |    |   |    |    |                    |    |                  |    |
| Reception/Banquet Hall   |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | P  | -  | -  | - | -  | -  | -                  | -  | -                | -  |
| Recreational Vehicle Park  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | S                  | -  | -                | -  |
| Recreational Vehicle Sales and Service                               |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -  | -                | -  |
| Recycling Processing and Collection                                  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -  | -                | -  |
| Research, Testing Lab, or Product Development                        | Sec. 11.02.04.02(41) | -                | -           | -  | -  | -  | -  | -              | -  | -  | C  | C  | C  | P  | P | P  | -  | -                  | -  | -                | C  |
| Restaurant, Dine-In Only   | Sec. 11.02.04.02(42) | -                | -           | -  | -  | -  | -  | C              | C  | C  | C  | C  | -  | -  | C | -  | -  | -                  | C  | C                | C  |
| Restaurant, Drive-In or Drive Through                                | Sec. 11.02.04.02(43) | -                | -           | -  | -  | -  | -  | -              | C  | C  | -  | C  | -  | -  | - | -  | -  | -                  | S  | S                | -  |
| Retail Sales   | Sec. 11.02.04.02(44) | -                | -           | -  | -  | -  | -  | C              | C  | C  | -  | C  | -  | -  | - | -  | -  | -                  | C  | C                | C  |
| Salvage Facility and Yard  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                  | -  | -                | -  |
| Self-Storage Facility  | Sec. 11.02.04.02(45) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | S  | -  | - | -  | -  | -                  | -  | -                | -  |
| Sexually Oriented Business   | Sec. 11.02.04.02(46) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | S  | - | -  | -  | -                  | -  | -                | -  |
| Sport Shooting Range   |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | S  | S  | S  | - | S  | -  | -                  | -  | -                | -  |
| Stone Cutting  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | S  | - | -  | -  | -                  | -  | -                | -  |
| Tattoo Parlor / Body Piercing Studio                                 | Sec. 11.02.04.02(47) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | S  | -  | - | -  | -  | -                  | -  | -                | -  |
| Transportation Terminal  | Sec. 11.02.04.02(49) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | -  | - | S  | -  | -                  | -  | -                | -  |
| Utility Services, General  |                      | P                | P           | P  | P  | P  | P  | P              | P  | P  | P  | P  | P  | P  | P | P  | P  | P                  | P  | P                | P  |
| Utility Services, Major  | Sec. 11.02.04.02(50) | C                | C           | C  | C  | C  | C  | C              | C  | C  | C  | C  | C  | C  | C | C  | C  | C                  | C  | C                | C  |
| Vending Kiosk  | Sec. 11.02.04.02(51) | -                | -           | -  | -  | -  | -  | C              | C  | C  | C  | C  | C  | C  | C | C  | -  | -                  | C  | -                | -  |
| Warehouse and Distribution   | Sec. 11.02.04.02(52) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | C  | P  | P  | - | -  | -  | -                  | -  | -                | -  |
| Wireless Telecommunications Facilities, Building Mounted             | Sec. 11.02.04.02(53) | -                | -           | -  | -  | -  | -  | -              | -  | C  | C  | C  | C  | C  | C | C  | -  | -                  | C  | C                | C  |
| Wireless Telecommunications Facility                                 | Sec. 11.02.04.02(54) | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | S  | S  | S  | - | -  | -  | -                  | -  | -                | -  |
| Wrecker, Impound Yard  |                      | -                | -           | -  | -  | -  | -  | -              | -  | -  | -  | -  | -  | S  | - | -  | -  | -                  | -  | -                | -  |

**Sec. 11.02.03.05 Temporary Uses**

|   |                     | Table 11.02.03.05<br>Temporary Uses by Zoning District               |    |    |    |    |                |    |    |    |    |    |    |   |    |    |                     |    |                  |    |
|---|---------------------|--|----|----|----|----|----------------|----|----|----|----|----|----|---|----|----|---------------------|----|------------------|----|
| Land Use                                | Standards Reference | Zoning Districts   |    |    |    |    |                |    |    |    |    |    |    |   |    |    |                     |    |                  |    |
|   |                     | Interim / Residential  |    |    |    |    | Nonresidential |    |    |    |    |    |    |   |    |    | Mixed Use Districts |    | Overlay District |    |
|   |                     | DR   | ES | SR | SU | UR | NB             | LB | GB | PO | HC | LI | HI | H | PS | OG | OR                  | MU | PA               | EC |
|   |                     | Legend: P = Permitted C = Conditional S = Special Use - = Prohibited |    |    |    |    |                |    |    |    |    |    |    |   |    |    |                     |    |                  |    |
| Model Home / On-Site Real Estate Office | Sec. 11.02.04.03    | C  | C  | C  | C  | C  | -              | -  | -  | -  | -  | -  | -  | - | -  | -  | -                   | C  | C                | C  |
| Portable Storage Unit                   | Sec. 11.02.04.03    | C  | C  | C  | C  | C  | C              | C  | C  | C  | C  | C  | C  | C | C  | C  | C                   | C  | C                | C  |
| Temporary Construction Building         | Sec. 11.02.04.03    | C  | C  | C  | C  | C  | C              | C  | C  | C  | C  | C  | C  | C | C  | C  | C                   | C  | C                | C  |
| Temporary Construction Dumpster         | Sec. 11.02.04.03    | C  | C  | C  | C  | C  | C              | C  | C  | C  | C  | C  | C  | C | C  | C  | C                   | C  | C                | C  |
| Temporary Construction Yard             | Sec. 11.02.04.03    | C  | C  | C  | C  | C  | C              | C  | C  | C  | C  | C  | C  | C | C  | C  | C                   | C  | C                | C  |

**Sec. 11.02.03.06 Unlisted or Functionally Similar Uses**

**A. Authorization of Unlisted Use.**

1. The Administrator may authorize a use in a zoning district if:
  - a. A proposed use is not specified in Sec. 11.02.03.03, *Residential Uses by Zoning District*, Sec. 11.02.03.04, *Nonresidential Uses by Zoning District*, or Sec. 11.02.03.05, *Temporary Uses*; and
  - b. The Administrator has made a determination that the use is either a subcategory of or is functionally similar to a permitted, conditional, special, or temporary use.
2. An authorized use under this Section shall comply with all regulations that apply to the use of which the authorized use is a subcategory or to which it is functionally similar.

**B. If Not Authorized, Then Prohibited.** If the Administrator determines that a proposed use is not a subcategory of, or functionally similar to, a permitted, conditional, special, or temporary use, then the use is a prohibited use.

**C. Decision Criteria.** The Administrator shall determine whether a proposed use is a subcategory of, or is functionally comparable to, a permitted, conditional, special, or temporary use based on relevant considerations, including the following:

1. Nature of use and whether it involves dwelling units, sales, processing, storage, employment, etc.
2. Parking demand;
3. Average daily and peak hour trip generation (cars and trucks);
4. Noise;

- b. The use is not conducted in any manner that permits the observation of any such services by display, signage, show window, or other opening from a public area.

**28. Gasoline Service Station**, is permitted subject to the following conditions:

- a. With the exception of gasoline service stations that exist, including both principal and accessory uses or buildings, on the effective date of this Ordinance, the property on which the station is located is situated no less than 300 feet from the boundary or a property line of an Estate Residential (ES), Suburban Residential (SR), or Semi-Urban Residential (SU) district.
- b. No above-grade equipment for the service of gasoline, oil, air, or water (except irrigation systems) is closer than 10 feet to any public right-of-way, or 20 feet to the property line of a residential district;
- c. Canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch, if provided;
- d. No overnight storage of material, merchandise, or equipment unless it is stored within the principal building;
- e. Refuse and trash is stored in closed containers and in an area screened from view at all points on any public or private property or street;
- f. In the event the use is abandoned, all underground storage tanks and pumps are removed; and
- g. Car washes, if accessory to the service station, shall direct vehicular circulation for the car wash facility away from the circulation for the rest of the site and a stacking lane for the car wash includes a 12-foot wide "escape lane" to bypass the car wash.

**29. Grocery**, is permitted subject to the following conditions:

- a. The gross floor area of the building is no larger than 24,000 square feet in the Local Business (LB) District; and
- b. Gasoline pumps and services are not included as an accessory use.

**30. Home Occupation**, is permitted as an accessory to the principal residential use subject to the following conditions:

- a. The home occupation is conducted entirely within a dwelling unit that is the legal residence of the practitioners, or entirely within only one (1) accessory garage building (not to include a carport or pole barn);
- b. No person other than a family member who resides in the dwelling unit is employed in the home occupation on the premises;
- c. The residential character of the lot and the dwelling unit is maintained, and neither the interior nor the exterior of the dwelling are structurally altered so as to require compliance with nonresidential construction codes to accommodate the home occupation;
- d. No additional buildings are added on the property solely to accommodate the home occupation;
- e. The home occupation does not generate customer-related vehicular traffic in excess of three (3) vehicle trips per 24-hour day in the residential neighborhood;
- f. No direct selling of merchandise occurs on the premises, provided however, that direct marketing is permitted;
- g. No storage of equipment or materials is visible from the public right-of-way;
- h. No highly explosive or combustible equipment or vehicles with more than two (2) axles are present on the property; and
- i. The use is compatible with nearby uses and specifically does not include:
  - i. Animal training, grooming, breeding, and/or boarding;

- c. The use receives less than 50 percent of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages for on-premise consumption.

44. **Retail Sales**, is permitted subject to the following conditions:

- a. There is no and will be no drive through or drive-up drop-off of materials or goods by personal vehicle, excluding commercial deliveries via trucks or tractor trailer; and
- b. If located in the Local Business (LB) District, a single retail tenant does not exceed 40,000 square feet of gross floor area

45. **Self Storage Facility**, may be considered subject to the following conditions:

- a. The site is a minimum of four (4) acres, which includes an office, enclosed individual self-storage lease space, and may include a caretaker residence and outdoor parking lease spaces for boats, RV's, trucks, and trailers, excluding storage of wrecked or inoperable vehicles, comprising no more than 20 percent of the gross site area;
- b. Any buildings with exterior access to the storage facilities do not exceed 12 feet in height, which may be increased to 16 feet for buildings built solely for boats and recreational vehicles;
- c. Any buildings with interior access to the storage facilities have a maximum height of 30 feet;
- d. A six (6) foot privacy fence constructed of masonry construction encloses the entire area that includes the self-storage use, with exception of the office and its customer and employee parking. Wrought iron or black tubular steel fencing may be substituted for masonry only at the gates. The outer wall of the building, when constructed of brick, stone, or tilt wall, may serve also as that portion of the fence; however, the required building setback remains. Cinderblock is not allowed for the fence; however, split-faced concrete blocks may be used;
- e. Any outdoor storage/parking of boats, RV's, trailers, etc. is located a minimum of 20 feet from any property line;
- f. If a caretaker residence is part of the use, it is in connection with the office at the entry to the development and is:
  - i. a minimum of 800 square feet;
  - ii. Has a pitched roof; and
  - iii. Has a maximum height of 30 feet.
- g. The exterior of all buildings, including exterior walls, roofs, trim and doors is finished in neutral earthen colors; and
- h. Is located a minimum of 500 feet from any primary collector or arterial roadway.

46. **Sexually Oriented Business**, may be considered subject to the provisions of Cedar Park Code of Ordinances, Chapter 4, *Business Regulations*.

47. **Tattoo Parlor / Body Piercing Studio**, may be considered subject to the following conditions:

- a. The use is not operated as an accessory use; and
- b. The use is not conducted in any manner that permits the observation of any such services by display, signage, show window, or other opening from a public area.

48. **Townhome** is permitted subject to the following conditions:

- a. Each residence has an attached or detached garage, which may include a tandem, two (2) car garage, for which the garage counts toward one (1) required parking space under the parking regulations stated in Cedar Park Code of Ordinances, Chapter 14, *Site Development*
- b. Any townhouse groupings do not exceed a length of more than 150 feet for any one (1) group; and

## Division 11.03.04 Standards for Nonresidential and Mixed Use Development

### Sec. 11.03.04.01 Nonresidential Development Standards

- A. **Purpose.** The purpose of this Division is to provide the dimensional standards for all nonresidential and mixed use developments.
- B. **Applicability.** The standards and requirements provided in Table 11.03.04.01, *Nonresidential and Mixed Use Standards*, apply to the new development, redevelopment, and substantial improvement of properties within the nonresidential (NB, LB, GB, PO, HC, LI, HI, H, PS, OG and OR) and mixed use (MU and PA) districts.
- C.

| Table 11.03.04.01<br>Nonresidential and Mixed Use Standards |                  |            |            |            |            |            |             |            |           |     |                 |                 |             |
|---|------------------|------------|------------|------------|------------|------------|-------------|------------|-----------|-----|-----------------|-----------------|-------------|
| Standard  | Zoning Districts |            |            |            |            |            |             |            |           |     |                 |                 |             |
|   | Nonresidential   |            |            |            |            |            |             |            |           |     |                 | Mixed Use       |             |
|   | NB               | LB         | GB         | PO         | HC         | LI         | HI          | H          | PS        | OG  | OR <sup>5</sup> | MU <sup>7</sup> | PA          |
| Minimum Lot Area  | 8,000 sf.        | 15,000 sf. | 20,000 sf. | 15,000 sf. | 43,560 sf. | 43,560 sf. | 150,000 sf. | 60,000 sf. | 8,000 sf. | NA  | NA              | 20,000 sf.      | See Note #6 |
| Minimum Lot Width   | 80'              | 100'       | 100'       | 100'       | 200'       | 200'       | 500'        | 200'       | 65'       | NA  | NA              | 100'            |             |
| Minimum Lot Depth   | 100'             | 150'       | 200'       | 150'       | 200'       | 200'       | 300'        | 300'       | 100'      | NA  | NA              | 200'            |             |
| Maximum Building Height <sup>1,3</sup>                      | 30'              | 45'        | 100'       | 100'       | 60'        | 60'        | 60'         | 100'       | 100'      | NA  | NA              | 100'            |             |
| <b>Building Setbacks<sup>4</sup></b>                        |                  |            |            |            |            |            |             |            |           |     |                 |                 |             |
| - Front <sup>2</sup>  | 25'              | 25'        | 25'        | 25'        | 50'        | 50'        | 100'        | 50'        | 25'       | 25' | 25'             | 0'              | See Note #6 |
| - Interior Side   | 12'              | 12'        | 12'        | 12'        | 20'        | 20'        | 100'        | 20'        | 12'       | 10' | 12'             | 0'              |             |
| - Street Side   | 25'              | 25'        | 25'        | 25'        | 50'        | 50'        | 100'        | 50'        | 25'       | 10' | 20'             | 0'              |             |
| - Rear to Property Line                                     | 5'               | 5'         | 5'         | 5'         | 25'        | 25'        | 100'        | 20'        | 15'       | 10' | 10'             | 0'              |             |
| - Rear to Street Right-of-Way                               | 25'              | 25'        | 25'        | 25'        | 50'        | 50'        | 100'        | 50'        | 20'       | 10' | 20'             | 0'              |             |
| - ES, SR or SU Residential District Boundary                | 20'              | 20'        | 20'        | 20'        | 100'       | 100'       | 200'        | 20'        | 20'       | 10' | 20'             | 20'             |             |
| <b>Outdoor Uses</b>   |                  |            |            |            |            |            |             |            |           |     |                 |                 |             |
| - Maximum Display Area <sup>8</sup>                         | 0%               | 10%        | 10%        | 0%         | 15%        | 15%        | 0%          | 0%         | 10%       | 0%  | 0%              | 10%             | See Note #6 |
| - Maximum Storage Area <sup>9,10</sup>                      | 0%               | 0%         | 10%        | 0%         | 20%        | 30%        | 65%         | 0%         | 50%       | 0%  | 0%              | 0%              |             |

**TABLE NOTES:**

NA - Not Applicable

- In the LB, GB, PO, HC, LI, HI, H, and PS districts, no portion of a building within 100 feet of the property line of a single family residential district shall exceed 35 feet. In the MU district, no portion of a building within 150 feet of the property line of a single family residential district shall exceed 35 feet.
- All front setbacks adjacent to the major corridors shall comply with the provisions stated in Sec. 11.03.06.01, *Major Corridors*.
- Building height is measured from finished grade if the structure is located more than 100 feet from an ES, SR, or SU residential district. If the structure is abutting or within 100 feet of an ES, SR or SU residential district, building height is measured by the existing grade.
- If the district or use requires a bufferyard that is wider than the setback that is required by this Section, then the width of the setback shall be at least the width of the required bufferyard, as stated in Cedar Park Code of Ordinances, Chapter 14, *Site Development*.
- All trails shall be located no less than 10 feet from any single family detached residential property line. Swimming pools, spectator stands for ball fields, or similar facilities shall be located no less than 100 feet from any single family detached residential property line. Ball fields, courts or similar uses shall be located no less than 50 feet from any single family detached residential property line.
- The dimensional standards for the PA district shall be established with the review and approval of a Master Development Plan.
- Refer to Sec. 11.03.06.05, *Mixed Use Development*, for additional development standards.
- Measured as a maximum percentage of the ground floor area of the building. Excludes automobile sales, florist, garden shop, or landscape nursery uses where live vegetation and landscape materials may be kept outdoors.

| Table 11.03.04.01<br>Nonresidential and Mixed Use Standards |   |    |    |    |    |    |    |   |    |    |                 |                 |    |
|---|---|----|----|----|----|----|----|---|----|----|-----------------|-----------------|----|
| Standard  | Zoning Districts  |    |    |    |    |    |    |   |    |    |                 |                 |    |
|   | Nonresidential  |    |    |    |    |    |    |   |    |    |                 | Mixed Use       |    |
|   | NB  | LB | GB | PO | HC | LI | HI | H | PS | OG | OR <sup>5</sup> | MU <sup>7</sup> | PA |
| 9.  | Measured as a percentage of the gross site area, in square feet. Outdoor storage is not allowed in required parking spaces or in landscaped areas.  |    |    |    |    |    |    |   |    |    |                 |                 |    |
| 10.   | Outdoor storage is prohibited along major corridors, as stated in <a href="#">Sec. 11.03.06.01, Major Corridors</a> . Also, outdoor storage shall be limited to 25 feet in height when located within 200 feet of any single family residential zoning district or any park or greenbelt. |    |    |    |    |    |    |   |    |    |                 |                 |    |

## Division 11.03.05 Height and Area Exceptions

### Sec. 11.03.05.01 General Exceptions

- A. **Applicability.** This section applies to both [Sec. 11.03.05.02, Residential Districts](#) and [Sec. 11.03.05.03, Nonresidential Districts](#).
- B. **General Height Exceptions.**
1. The maximum height of the following accessory building elements and appurtenances may exceed the allowable height of the applicable district by no more than 20 feet:
    - a. Church spire or belfry;
    - b. Monuments;
    - c. Stage towers;
    - d. Cooling towers;
    - e. Chimneys;
    - f. Elevator bulkheads;
    - g. Television and Radio Towers;
    - h. Necessary private utilities;
    - i. Necessary mechanical appurtenances.
  2. The following facilities are exempt from height limitations of the applicable district:
    - a. Public water and fire towers;
    - b. Necessary public utilities.

### Sec. 11.03.05.02 Residential Districts

- A. **Setback Encroachments.**
1. Eaves and cornices may extend no more than two (2) feet into a required setback, except that eaves may encroach up to three (3) feet into a required setback when such yard is 10 feet or more in width or depth.
  2. Chimneys, when not more than four (4) feet wide, may extend one (1) foot into any required interior side setback or street side setback. Such chimneys may extend two (2) feet into any setback when such setback is 10 feet or more in width or depth. Chimneys of more than four (4) feet in width must conform to the setback requirements.
  3. Open, uncovered porches or terraces.
    - a. Porches and terraces that are no higher than the floor level of the first floor above grade on the side of the building to which they are attached, may extend:
      1. Three (3) feet into any required side setback, provided it is not closer than five (5) feet to a side lot line;