

C2

DOWNTOWN COMMERCIAL/RETAIL

OBJECTIVE

This district is intended to control and guide the development of commercial uses in downtown Liberty Hill. The standards in this district will allow continued, conforming use for existing uses as defined in the Zoning Use Table, and encourage new development in a compact, pedestrian-oriented environment.

LOT STANDARDS

Minimum Lot Width – 50'

Minimum Front Setback – 25'

Minimum Rear Setback – 15'

Minimum Side Setback – 7'

Maximum Building Height – 45'

Maximum Impervious Cover – 100%

PERMITTED USES (WHAT USES YOU CAN DO)

RESIDENTIAL USES

Single-Family, Detached Residence

Single-Family, Attached Residence

Townhouse

Home Occupation, as Called Out in Section 4.12.02 of the UDC

Group Home of Five (5) or Fewer Residence, per State Law

Group Home of Six (6) or More Residence, per State Law

Nursing, Convalescent or Rest Home

Retirement Center Apartment

Group Living

NON-RESIDENTIAL USES

Community Services

Day Care

Educational Facilities

Government Facilities, except Detention Centers

Institutions

Limited Hospital Services

Parks and Open Space

Passenger Terminal, Rail Transit

Place of Worship

Major and Minor Utilities

Eating Establishments

Bar and Tavern

Brewpub

Indoor Entertainment

Office

Overnight Accommodations (Hotel, Motel, Bed and Breakfast)

Parking, Commercial

Retail Sales/Service (incl. Personal Service and Repair Shops)

Farm Stand



CONDITIONAL USES (REQUIRES CERTAIN CONDITIONS TO BE IN PLACE)

RESIDENTIAL USES

Duplex
Multifamily Dwelling
Manufactured Home

NON-RESIDENTIAL USES

General Hospital Services
Medical Facilities, Non-General, Non-Limited
Wireless Transmission Facilities
Brewery, Distillery or Winery
Game Room
Outdoor Entertainment
Self-Storage Warehouse
Limited Vehicle Services and Uses

Conditional Use requests are subject to City Council approval. They must be processed in accordance with the rules outlined in Section 3.07.03 and 4.10 of the UDC. An application may take up to ninety (90) days to process and involve at least two (2) separate public hearings. The first public hearing will be before the Planning and Zoning Commission (PZC), which will make its recommendation based on Planning Staff's analysis of the request. The PZC will then forward its recommendation to the City Council, who will then conduct a second public hearing to review the matter and make its decision. Public hearings require due process, which involves mailed notification to all property owners within 200 feet of the property where the conditional use will be located, and a printed public hearing notice in the Williamson County Sun newspaper. Information about the request will also be posted at either City Hall or the Municipal Courts Building.

DON'T SEE WHAT YOU'RE LOOKING FOR?

Simply call (512) 548-5519 or contact us via e-mail at planning@libertyhilltx.gov, and ask for assistance. A member of our department will be more than happy to help you find the answer.

