



HORSESHOE BAY RESORT.

Office of Ron Lynn Mitchell
Vice Chairman

Subject: **Silver Rock Development City Ordinances/Covenants Conditions and Restrictions/ Architectural Guidelines Summary**

Lot 3

- Zoned C-2 Convenience Store/Car Wash
- Development Zone 3 – Horseshoe Bay West

Use Permitted:

- Any use permitted in C2 Zoning for Zone 3 Horseshoe Bay West
- Retail Food and Gift Sales
- Retail Beer and Wine

Conditional Use:

- Gas Pumps maximum of 8 pumps
- Car Wash with convenience store and gas pumps with a maximum of 2 washing bays
- Car Wash Detail Station
- Drive Through beverage window if connected to the main building.

Use Not Permitted:

- Stand-a-lone gas station.
- Drive-in window food service
- Branded fuel signage
- Offensive Lighting
- Auto, boat or RV storage, sale, or repair
- Gaming

- **Maximum Building Height:** 35' above the highest natural contour of the applicable lot or tract.
- **Area of Building or structure:** Shall not exceed 15,000 square feet.
- **Building Setbacks:** Abutting a Residential Lot 50' Abutting a Non-Residential Lot 30'
- **Parking:** Minimum of one parking space per 200 sq. ft. of net rentable space
- **Exterior Walls:** 50% Masonry
- **Landscaping:** Provision of a landscape barrier between parking and main Access, all parking lots must be landscaped. HWY 71 View Corridor applicable 40' minimum as measured from the HWY. Right-of-way.

- **Spacing:** Commercial structures, excluding accessory structures, shall be spaced a minimum of 30' apart
- **Roof Construction:** Clay, or concrete tile or standing seam metal with no visible screws or Fasteners.
- **Loading:** All retail buildings shall have rear loading area.

Subject: **Lot 4**

- Zoned C-2 General Commercial
- Development Zone 3 Horseshoe Bay West

Use Permitted:

- Retail or wholesale stores or businesses not involving any kind of manufacture, processing, or treatment of products other than that which is clearly incidental to the retail or wholesale business conducted on the premises and which is compatible with the use permitted below.
- Automobile parking areas for use on same lot
- Public agency facilities and structures
- Restaurants, tea rooms and cafes, including those offering on and off premises sale of alcoholic beverages, where the law provides.
- Markets
- Office, professional and general business
- Medical facilities and clinic
- Accessory structures to be located on the same Lot as may be necessary and appropriate.
- Any use permitted in C2 Zoning in Zone 3 Horseshoe Bay West
- Enclosed personal storage Lots 2-8 and 10 only
- Office warehouses use Lots 2-8 and 10 only.

Uses Not Permitted:

- Motor Home Parks
- Industrial Parks or uses.
- Manufacturing Facilities
- Drive-in-food establishments and fast-food facilities.
- Carwash
- Auto sales, boat, or TV sales
- Convenience store or service station
- Theaters and auditoriums include drive-in theaters.
- Any uses of activities not listed as Use Permitted
- Auto Repair Shop
- Hotel, Motel, Lodging facility
- Retail use over 15,000 square feet per establishment
- Warehouse use

- Gaming
- Any activity which produces nuisances as described in the City of Horseshoe Bay's ordinances is prohibited. The noise produced by helicopters and ambulance providing services associated with medical facilities shall not be construed to constitute a nuisance.
- **Maximum Building Height:** 35' above the highest natural contour of the applicable lot or tract
- **Are of Building or structure:** Shall not exceed 15,000 square feet.
- **Building Setbacks:**
- **Parking:**
 - Retail/Office Building** – Minimum of 1 parking space per 250 sq. ft. of net rentable space
 - Office Warehouse** Minimum of 1.5 parking spaces per unit. Storage and Office Warehouse are to provide loading and unloading space in front of each loading and unloading parking area.
 - Restaurants and Venues** shall provide a minimum of 1 space for every 100 Sq. Ft. of seating area, waiting area and venue area plus 20 spaces for staff/associates
- **Exterior Walls:** All buildings or structures ahl have 50% masonry.
- **Landscaping:** Same as above
- **Spacing:** Free standing commercial structures, excluding accessory structures, shall be spaced a minimum of 30' apart
- **Roof Construction:** Clay, or concrete tile or standing seam metal with no visible screws or fasteners
- **Loading Retail:** All retail buildings shall have rear loading area.
- **Lighting:** To follow all City Lighting Ordinances and State and Federal Regulations related to medical facilities.
- **Hours of Operation:** Medical clinics, long-term care facilities and senior living facilities and gas pumps in the district shall be allowed to operate 24 hours a day, seven days a week.

Lot 12

- Zone R-6 Townhomes/Cottages
- Development Zone: 3 Horseshoe Bay West

Use Permitted:

- Any use permitted in R-1 except for Luxury Recreational Home
- A two-unit dwelling or two single dwellings.
- Paired Villas/Garden Homes/Bungalow or Cabin/Townhomes/Condominiums
- Accessory structures necessary for such use are located on the same lot.
- Shared Driveways
- Amenity areas for residents and guests

Minimum Building Height: No more than 2 stories/or exceed a maximum height of 32' above the

highest natural contour of lot exclusive of towers and chimneys or exceed a maximum height of 40' above the highest natural contour line.

inclusive of towers and chimneys.

Minimum Yard Requirements:

Front Yard Setback Garden Home/

Paired Villas minimum depth of 20' from front lot line to closest structural projection including porches but not including eaves, overhangs, planters, fireplaces.

Multi Family/Townhomes minimum depth of 20' from front lot line

Side Yard Setback Garden Home/

Paired Villas not less than 10' with no less than 5' on one side
Corner Lots shall maintain setbacks of 15' from side street.

Multi Family/Townhomes no less than 10' with no less than 5' on One side. Corner lots shall maintain setback of 15' from side street.

Rear Yard Setback Garden Home /

Paired Villas shall be maintained at least 10' from rear property lot line to nearest building line.

Multi Family/ Townhomes shall be maintained at least 10' from the rear Lot line.

Maximum Impervious Coverage: As outlined in the City of HSB Drainage Criteria Manual

Minimum Dwelling Unit Size:

Excluding garage, covered porches, covered contiguous patios, or other similar appendages.

Garden Home	One Story 1,400 Two Story 2,000
Paired Villa	One Story 1,600 Two Story 2,000
Multi Family/Townhome	One Story 1,200 sq. ft. Two Story 1,800

Garages:

Garden Homes no less than 550 sq. ft. per dwelling unit.

Paired Villas no less than 550 sq. ft. per dwelling unit

Multi Family/Townhomes no less than 250 sq. ft. per dwelling unit