

DR – Downtown Residential District

The Downtown Residential District is intended to promote infill development and redevelopment while also preserving the older, and sometimes historic, pattern and character of Old Town Marble Falls. The intent of this district is to provide areas of housing adjacent to downtown as a transitional area between the nonresidential areas of the Downtown District and the residential areas more typical of the Marble Falls area. This area would be similar to the Transitional Residential District in that it would provide for higher density and different housing types than in the Neighborhood Residential District; however, it is intended that the Downtown Residential District would respect and even enhance the residential culture of the overall Downtown area and urban center of Marble Falls. In this regard, it is intended that this area will redevelop with an urban character and a urban roadway cross-section.

DR District Land Uses			
Permitted Land Uses Uses allowed without restrictions/ special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Cottage Single-Family Detached Single-Family Attached Duplex Townhouse Local/Neighborhood Utilities	Industrialized Housing Residential Childcare Facility Education Government Neighborhood Amenity Religious Assembly Family Home Child Care Home Enterprise	Triplex Quadplex Apartment, Mid-Density Day-Care Center Community Assembly/Amenity Housing/Services for the Aging Wireless Transmission Facility Office Medical Office Outdoor Rec./Entertain. Bed and Breakfast Lodging	Animal production/ranching Commercial Stables Crop Production and Sales Game Ranch Manufactured Home Sub./Park Tiny House Development Apartment, High-Density Live-work unit Loft Apartment Fixed Wing Aviation Uses Rotary Wing Aviation Uses Cemetery College/University Hospital Social Service Institution Transportation Facilities Major Utilities Animal Clinic or Services Bar or Night Club Brewery/Distillery/Winery Business or Trade School Campground Food & Drink (general) Food & Drink (neighborhood) Full Service Hotel Limited Service Hotel Resort Hotel Medical Clinic Office-Showroom Commercial Parking Pawn Shop Indoor Rec./Entertain. RV Park General Retail Sales/Services Large Scale Retail Sales/Service Shopping Center Special Event Venue Vehicle Gas/Fueling Station Vehicle Sales/Rental/Service Contractor Services Heavy/Light Industrial Services Research & Development Resource Extraction Scrap and Salvage Yard Self-Storage Storage Yard Warehouse Waste Related Services
*Refer to <i>Restricted and Conditional Uses</i> handout.			

DR District Development Standards											
Requirement	Development Type										
	Cottage (on 30' lot only if lot exists today)		Single- Family Detached	Single-Family Attached		Duplex	Townhouse (rear loaded only)	Triplex	Quadplex	Apartment, Mid- Density	Nonresidential
Minimum Lot Size	4,200 sf	7,000 sf	7,000 sf	4,200 sf	7,000 sf	7,000 sf	2,400 sf	7,000 sf	7,000 sf	14,000 sf	32,670 sf
Minimum Lot Width	30'	50'	50'	30'	50'	50'	22'	50'	50'	100'	80'
Min. Corner Lot Width	30'	50'	50'	30'	50'	50'	32'	50'	50'	100'	150'
Front Setback	15'	15'	15'	15'	15'	15'	5'	15'	15'	25'	30'
Interior Side Setback	5'	5'	5'	0'/5'	0'/5'	5'	0'/5'	10'	10'	10'	15'
Street Side Setback	7.5'	10'	10'	7.5'	10'	10'	10'	10'	10'	15'	25'
Rear Setback	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	20'
Garage Setback	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	n/a	n/a
Maximum Height	25'	35'	35'	35'	35'	35'	35'	40'	40'	40'	35'
Maximum Lot Coverage	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	70%

DR District Design Standards

- Front Porches.** Front porches are required with all new development and redevelopment. The porch may be enclosed with a screened enclosure, but shall not be fully enclosed with walls and windows.
- Parking.** New parking spaces are required as part of new development and redevelopment as follows:
 - Cottages. Parking for new cottages may be accommodated in the street if the existing street pavement width can accommodate on-street parallel parking or if the existing right-of-way width can accommodate the applicant constructing paved parallel parking spaces adjacent the existing street. The Director shall determine the adequacy of existing street pavement or right-of-way widths. If on-street parallel parking cannot be accommodated, the standard on-site parking and associated driveway shall be required in accordance with Article 8, *Parking, Loading, Stacking, and Lighting*, and Article 7, *Access, Driveways and Circulation*.
 - Single-Family Detached, Single-Family Attached or Duplex Units. Parking for new single-family detached, single-family attached or duplex units may be located in the front yard provided that the parking area is set back at least 25 feet from the public sidewalk and meets pavement and dimensional standards of Article 8, *Parking, Loading, Stacking, and Lighting*.
 - Townhouse Units. Parking for new townhouse units shall be provided in the rear-yard with paved alley access.
 - Triplex, Quadplex, and Apartment Development. Parking for new triplex, quadplex, or apartment development may be located in the front yard provided that the parking area is set back at least 25 feet from the public sidewalk and meets pavement and dimensional standards of Article 8, *Parking, Loading, Stacking, and Lighting*. Parking may be in the side or rear yard with access taken from a side street or paved alley.
- Sidewalks.** All new development and redevelopment in the Downtown Residential district shall install a five-foot sidewalk in the public right-of-way along all local streets.
- Trees.** One street tree shall be provided per lot for new development and redevelopment. The tree shall be located in the front yard and irrigated.