

DT - Downtown Transition District

The Downtown Transition District is intended to serve the area surrounding the Downtown District and within the outer edges of the general area identified as Downtown on the Future Land Use Plan of the City's Comprehensive Plan. It is envisioned that this area will also be developed with a higher intensity urban character, but not as intense as the Downtown District, and will include higher lot coverages, build-to lines and limited setbacks, limited landscaping, and an intent to hide parking behind the building or locate on-street (when applicable). It is also intended to include a mix of both residential and nonresidential uses.

DT 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.
Loft Apartment Community Assembly/Amenity College/University Government Passive Outdoor Recreation Social Service Institution Local/Neighborhood Utilities Business or Trade School Food & Drink (neighborhood) Resort Hotel Medical Clinic Medical Office Office Personal Services General Retail Sales	Townhouse Apartment, Mid-Density Apartment, High-Density Live-work unit Education Religious Assembly Bar or Night Club Brewery/Distillery/Winery Food & Drink (general) Commercial Parking Bed and Breakfast Lodging	Rotary Wing Aviation Uses Day-Care Center Transportation Facilities Wireless Transmission Facilities Full Service Hotel Limited Service Hotel Commercial Rec./Entertain. Special Event Venue	Animal production/ranching Commercial Stables Crop Production and Sales Game Ranch Cottage Single-Family Detached Single-Family Attached Industrialized Housing Manufactured Home Manufactured Home Park Tiny House Development Duplex Triplex Quadplex Fixed Wing Aviation Uses Cemetery Residential Childcare Facility Housing/Services for the Aging Hospital Neighborhood Amenity Major Utilities Animal Clinic or Services Campground Office-Showroom Pawn Shop RV Park Heavy Equipment Sales/Service Large Scale Retail Sales/Service Shopping Center Vehicle Gas/Fueling Station Vehicle Sales and Rentals Vehicle Services Contractor Services Heavy Industrial Services Light Industrial Services Research & Development Resource Extraction Scrap and Salvage Yard Self-Storage Storage Yard Warehouse Waste Related Services
* Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Townhouse	Buildings must be designed to create an urban character with pedestrian interface. Entrances are required to face the street and must include a porch or stoop. Required parking must be accessed via an alley.
Apartment, Mid-Density	Buildings must be designed to create an urban character, required parking must be accessed via an alley and accommodated in a parking structure or a parking lot which uses the building to screen it from the public right-of-way. The first floor of the building shall be dedicated to nonresidential uses permitted within the district. No apartment units allowed on the 1st floor.
Apartment, High-Density	Buildings must be designed to create an urban character, required parking must be accessed via an alley and accommodated in a parking structure or a parking lot which uses the building to screen it from the public right-of-way. The first floor of the building shall be dedicated to nonresidential uses permitted within the district. No apartment units allowed on the 1st floor.
Live-work unit	Live-work units must be designed with a residential external appearance in the form of a townhouse. Customer parking must be provided on street, in a parking structure, or via alley access. The area devoted to work can not exceed 50 percent of the total floor area.
Child-Care Facility, Day-Care Center	Access must be taken from an arterial or collector street. Access to the site shall be designed in a manner to facilitate safe and expedient pick-up and drop-off circulation. Outdoor activities shall be setback from any residentially used or zoned property by 100 ft and enclosed by a wall or fence. Owner/operator must maintain all certification and licensing requirements by the state.
Education	Parking shall be accommodated on site. Access to the site shall be designed to facilitate safe and expedient pick-up and drop-off circulation. Access to secondary schools shall be located on a collector or arterial level roadway. Outdoor activities shall be setback from any residentially used or zoned property by 25 feet and enclosed by a wall or fence.
Religious Assembly	Facilities must provide an on-site parking garage for parking requirements.
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 160'.
Bar or Nightclub	Outdoor seating areas, if present, and parking shall be set back at least 100 feet and physically separated from any residentially used or zoned property and screened by a wall or fence. Outdoor live music and entertainment is allowed provided that it is setback at least 100 feet from any residentially used or zoned property and screened by a wall or fence.
Brewery/ Distillery/ Winery	Outdoor seating, live music, and/or entertainment areas shall be set back at least 100' from residentially used or zoned properties and screened by a wall or fence. Facility must provide a customer component which may include a retail storefront, a tasting room, or a food or beverage servicing area.
Food/Drink Establish. (gen.)	Restaurant shall not include drive-through or drive-up or similar services.
Parking, Commercial	Limited to no more than 2 acres in size and consist of a surface, structured, or combination parking lot. Surface parking facility shall have a maximum of 95% impervious surface coverage. The use may be used as part of shared parking requirements.
Special Event Venue	Outdoor seating, live music, and/or entertainment areas shall be set back at least 100' from residentially used or zoned property and screened by a wall or fence. For large event venues, the City Engineer may approve an alternative parking material for overflow parking in addition to the minimum required by these regulations if the parking area is screened from view from the street and adjacent properties.
Bed and Breakfast Lodging	No more than 6 guestrooms per property shall be allowed. On-site parking shall not be located in the front yard and shall be screened by a wall or fence at least 6' in height and a 5' landscape buffer. No food preparation, except beverages, is allowed within individual guestrooms and preparation and service of food shall conform to all applicable regulations of the State of Texas and Burnet County. Guestroom rentals shall not be allowed for more than 21 consecutive days.

DT District Development Standards	
Requirement	
Minimum Area of New Development	n/a
Minimum Lot Size	n/a
Minimum Lot Width	25 ft.
Front Setback	0 ft.
Required Front Build-to Line	10 ft.
Interior Side Setback	0 ft.
Street Side Setback	10 ft.
Rear Setback	10 ft.
Maximum Height	60 ft.
Maximum Lot Coverage	n/a
Minimum Overall Masonry	95%

DT District Design Standards

Setbacks in the Downtown Transition (DT) District.

1. A minimum of 80% of any façade facing a street must be built with 10' of the front property line, except as provided below. The setback line may be averaged along the entire block.
2. *Setback Exceptions:*
 - a. All properties adjacent to Lake Marble Falls shall provide a minimum 10' boardwalk and public access easement along the water's edge. Side / rear setbacks adjacent to the lake shall be increased to 10' (or edge of boardwalk) to accommodate.
 - b. Where the public sidewalk is less than 6' wide, the building must be set back to expand the sidewalk onto the private lot to achieve a minimum of 6'. In such an instance, the build-to line will be located at the edge of the expanded sidewalk.
 - c. Buildings may be set back up to a distance of 20' from the build-to line in order to provide a designated public plaza or similar outdoor area provided the public plaza or outdoor area is designated as such at time of development approval and maintained as a publicly accessible space; that any uses that take place in the setback area directly relate to the activity of the primary ground floor use (e.g., outdoor seating for a restaurant, outdoor display area for a retail store, etc.); and when the area is not being used, it remains generally accessible to the public and functions as an extension of the public sidewalk.

Parking in the Downtown Transition (DT) District. On-site parking is not allowed between the building and the street and must be located behind the building. On-street parking is encouraged.

Roofs in the Downtown Transition (DT) District. Rooflines shall be individually distinguishable with variations of height. Roofs shall relate to the building façade articulations. Pitched-roof building forms facing the street are not permitted. Rooftop amenities are not counted towards the maximum building height provided the amenity does not occupy more than 50% of the roof area and is set back from the parapet edge or building façade on at least three sides.

Drive-through or Drive-up Facilities in the Downtown Transition (DT) District. No drive-through or drive-up facilities shall be permitted in the Downtown Transition district.

Balconies in the Downtown Transition (DT) District. Cantilevered balconies may encroach into the public right-of-way up to 5' but not over street pavement. Minimum 10' clearance required between balcony and public sidewalk. Glass railing or enclosure shall not be permitted.

Awnings in the Downtown Transition (DT) District. Awnings and canopies may encroach into the public right-of-way, but not further than 6' and shall not extend over street pavement. A minimum clearance of 8' under awning or canopy is required. If signage will be placed under the awning or canopy, a minimum clearance of 10' is required. Awnings and canopies shall not be closer to the edge of the building than 1'. Maximum height of the upper attachment of an awning shall not exceed 16' above finished grade. Awnings and canopies shall not be constructed of corrugated metal or R-Panel. Awnings and canopies in the public right-of-way shall be supported by the building and not utilize poles or other ground mounted support features unless the Director determines the right-of-way width and streetscape is such that a minimum 6' unimpeded pedestrian walkway can be maintained between the support feature and the street or parking edge. Backlighting or internal illumination prohibited.

Construction of Public Improvements. At the time of construction of new buildings along public streets, or major remodel or addition to the street facing façade of an existing building where the cost of the remodel equals or exceeds 30% of the value of the structure, or upon redevelopment of a property, site improvements in the adjacent public right-of-way shall be constructed consistent with the Downtown Master Plan, including sidewalks, curbing, lighting, and street trees. Construction of on-street parking in the right-of-way adjacent to the site shall count towards the parking requirements of this code at a rate of two (2) spaces for each space constructed.

DT District Parking Standards

Required Parking	
Land Use	Required Parking Spaces
Apartment	1 space per dwelling unit
Loft Apartment	No parking required for first 2 dwelling units. 1 space per dwelling unit starting with the 5th dwelling unit and all additional dwelling units.
Hotel	1 space per guest room
All Other Non-Residential Uses	1 space per 500 sf GFA

Parking Options.

Off-street. Off-street parking spaces may not be located between the building and right-of-way. Driveways shall take access from a side street or alley. Parking spaces may take direct access from an alley. Off-street parking shall be screened from adjacent streets by either the building or an alternative screening method presented to the Director.

On-Street. Construction of on-street parking spaces is allowed provided the spaces are fronting the parcel and are improved to the City's downtown parking specifications. The Director shall consider adequacy of parking on the existing street and whether improvements will be required to fulfill this option.