



1 Level 2  
 1" = 30'-0"

1000 E. 12th St

SITE PLAN		
Date	Issue Date	Scale 1" = 30'-0"

May 15, 2012

Ms Sandra Harkins; Ms Gina Copic  
Neighborhood Housing and Community Affairs  
1000 East 11th Street, Suite 200  
Austin, Texas 78702

RE: Property located: 1000-1022 E12th St 78702

On behalf of the Swede Hill Neighborhood Association, please accept this letter of support for a development being proposed in our neighborhood, more fully described as follows:

We were presented with the project for a boutique hotel on 1000-1022 E12th street by Danika Boyle at our last neighborhood meeting. Her plans call for a small boutique hotel with a separate restaurant and bakery/grocery. We understand currently that the URP already allows for Mixed-use and Commercial Services uses for this property. However, our support is in relation to her plans for an intimate 40-50 room three story boutique hotel that would provide expansive gardens, absorb the parking requirements for all businesses via a parking garage built underneath it, with the entrance on Waller Street.

We are in support of this project subject to the following specific limits: 40-50 room hotel with a maximum of 35k square feet conditioned space which will include the principal uses of restaurant and bakery space on the ground floor as the 75% of ground floor area active pedestrian uses required by the NCCD and the principal use of hotel and accessory uses to the hotel on the remaining 25% of the ground floor and on the entirety of the second and third floors. The project would be limited to a maximum height of three stories and all parking would be in a garage facility behind or under the development. Additionally, it has been represented to us that the only vehicular entrance is from Waller and that pedestrian entrances will be located throughout the project. Please note that SHNA is in support of this project only up to the density limits described above and only so long as the project is in full compliance with the NCCD as it stands today, and allowing for the hotel use, and with the density limits as modified in this support letter. Any increase to the limits described above, or any proposed modifications to the NCCD will nullify this statement of support and require Ms. Boyle to return to our neighborhood association for a re-evaluation of the project.

We are enthusiastic about the proposal and the services that the development will add to our neighborhood.

Sincerely,

Bruce Sheehan - VP

Swede Hill Neighborhood Association

May 16, 2012

Ms. Gina Copic  
Real Estate Development Manager,  
Neighborhood Housing and Community Affairs  
1000 East 11th Street, Suite 200  
Austin, Texas 78702

RE: 1000, 1006, 1010, 1016, 1022 East 12th street, Austin TX 78702

Dear Ms. Copic:

We are proposing a boutique hotel, restaurant and retail food sale (bakery /grocer) on the Property above and have obtained the support of the neighborhood. We are preparing a site plan for submittal to the City of Austin and we respectfully request a letter of confirmation stating that our proposed development is consistent with the Urban Renewal Plan/ Community Revitalization Plan, as amended ("URP/CRP"), strictly with respect to permitted uses with the URP/CRP.

The base zoning is CS-MU-NP and the property has the following overlays: CURE, 12th Street NCCD, the 11th / 12th Street URP/CRP, and the Central East Austin Neighborhood Plan. We plan to meet all current regulations and we do not anticipate any variances. As part of the site plan process, City staff typically consults with your office for an interpretation of the URP/CRP on proposed developments. We are seeking your determination in advance of submission so that the process can proceed efficiently.

The URP/CRP identifies the Property as being in the following Project nodes: 12-1 and 12-2. The boutique hotel and restaurant is proposed for the 12-2 node. The uses allowed in 12-2 are Mixed-use and / or commercial uses.

While the URP defines Mixed use differently than the LDC, it does not redefine 'commercial uses'. CS/MU zoning within the LDC, allows for Hotel/Motel use. Therefore, Hotel/Motel is a permitted use within the URP/CRP. A bakery and bodega (retail food sale) is being proposed for the 12-1 node. The use allowed in 12-1 is Mixed-use. Mixed-use is specifically defined in the URP/CRP as "a building that provides a combination of uses, requiring retail or office uses". Therefore, retail food sale is a permitted use.

At a meeting of the Swede Hill Neighborhood Association, we presented our plans for the development and after consideration the membership unanimously voted to support our plan. This will be the first major development for the East 12th corridor in years and the neighborhood believes it will be a catalyst for future development consistent with the

community's original vision when it first passed the URP/CRP.

Thank you for your assistance in streamlining the process.

Sincerely,

Danika Boyle  
Development Manager and Partner

Cc: Ms. Sandra Harkins via email to [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov)

**EXHIBIT A**  
**East 11th and 12th Streets Urban Renewal Plan**  
**February 28, 2008**

Project Number/Name (Tear Sheet)	Modification	Existing Controls	Modification to Existing Controls
12-2/12th St. Mixed Use and/or Commercial, Northside of E. 12th at Waller Street	No Changes	Reuse Objective: Provide Mixed Use and/or Commercial Space	No Changes
		Site area: 0.4 acres	No Changes
		Permitted use: Mixed use and/or Commercial, excluding retail	Permitted uses: Mixed use and/or Commercial
		Allowable height: 50' maximum; no FAR provision	No Changes
		New commercial space: N/A	No Changes
		Commercial space to be preserved: N/A	No Changes
		New housing units: N/A	No Changes
		Existing housing to be preserved: N/A	No Changes
		Community parking spaces: Existing (10 - 20 spaces)	No Changes
		Residential parking spaces: 0	No Changes
		Potential demolition: 0	No Changes

**EXHIBIT A**  
**East 11th and 12th Street Urban Renewal Plan**  
**April 7, 2005**

Figure 4-14	Project Number/Name	Existing Controls	Modifications
	12-1/12th St. Mixed-Use, North side of 12th St. at Olander St.	Reuse Objective: Provide New "Residential scaled" office buildings on 12th St.	Reuse Objective: Provide Mixed-Use Opportunities on 12th St.
		Site area: 1.3 acres	
		Permitted use: Offices; Community/Local Services	Permitted use: Mixed-Use
	NW corner Subdistrict 1, NE corner Subdistrict 2	Allowable height/ permitted FAR: 35' max/0.30 total max. FAR	Allowable height: West of Olander 60 ft. maximum height, East of Olander 50 ft. maximum height. The current building floor area ratios (FAR's) in the LDC shall be waived in lieu of the following: no maximum FAR.
			Compatibility: Current regulations are waived and replaced with the restrictions described in Section 3.A.4.
			Impervious cover: 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.
		New commercial space: 8,000 - 12,000 SF maximum downtown & entertainment oriented retail	Delete Provision
		Commercial space to be preserved: up to 5,000 square feet	Delete Provision
		New housing units: 0	Delete Provision
		Existing housing to be preserved: 0	Delete Provision
		Community parking spaces: 50-55	Delete Provision
		Residential parking spaces: 0	Delete Provision
		Potential demolition: 1 house and 1 16-unit apartment building	Delete Provision



# ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use    C = Conditional Use Permit    -- = Not Permitted

RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Bed & Breakfast (Group 1)	-	-	P	P	P	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
Bed & Breakfast (Group 2)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
Condominium Residential	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-	C	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Conservation Single Family Residential	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Duplex Residential	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Residential	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-	-	C	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Mobile Home Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multifamily Residential	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	C	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Retirement Housing (Small Site)	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retirement Housing (Large Site)	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Single-Family Attached Residential	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Single-Family Residential	P	P	P	P	P	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	1	P	-	C	3	4	
Small Lot Single-Family Residential	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Townhouse Residential	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	C	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Two-Family Residential	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
Administrative and Business Offices	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	C	P	P	P	P	P	P	P	P	P	1	-	2	-	3	4
Agricultural Sales and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	P	P	P	P	P	P	1	-	-	-	3	4
Art Gallery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	1	-	-	-	3	4
Art Workshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	C	P	P	P	P	P	P	P	P	1	-	-	-	3	4
Automotive Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	-	P	P	P	P	P	P	1	-	2	-	3	4
Automotive Repair Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	-	P	P	P	P	P	P	1	-	2	-	3	4
Automotive Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	-	P	P	P	P	P	P	1	-	-	-	3	4
Automotive Washing (of any type)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	-	P	P	P	P	P	P	1	-	2	-	3	4
Bail Bond Services <sup>10</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PC	-	PC	PC	-	PC	PC	PC	PC	PC	PC	-	-	-	-	-	
Building Maintenance Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	1	-	-	-	3	4
Business or Trade School	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	C	P	P	C	P	P	P	P	P	P	1	-	-	-	3	4
Business Support Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	C	P	P	P	P	P	P	P	P	P	1	-	-	-	3	4
Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	P	P	P	-	-	P	1	-	-	-	3	4
Carriage Stable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	C	-	P	-	-
Cocktail Lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	C	C	-	-	-	-	-	-	-	-
Commercial Blood Plasma Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P5	P5	P5	-	-	-	-	-	-	-	-	-
Commercial Off-Street Parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	-	P	P	P	-	P	P	1	-	2	-	3	4
Communications Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	C	P	P	-	P	P	P	P	P	P	1	-	2	-	3	4
Construction Sales and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	1	-	-	-	3	4
Consumer Convenience Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	C	P	P	-	P	P	-	P	P	1	-	2	-	3	4	
Consumer Repair Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-
Convenience Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	1	-	-	-	3	4
Drop-Off Recycling Collection Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P6	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	P4
Electronic Prototype Assembly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-
Electronic Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	-	-	-	-	-	-
Equipment Repair Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	P	P	1	-	-	-	3	4
Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	1	-	-	-	3	4
Exterminating Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Financial Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Food Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Funeral Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4
General Retail Sales (Convenience)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4
General Retail Sales (General)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	P	C	P	-	P	P	-	-	-	-	-	-	-	-	3	4
Hotel-Motel	-	-	-	-	-																																	

1 Refers to 25-2-602 (13-2-225)

3 Refers to Subchapter B, Art. 2, Div 5

5 Refers to 25-2-803 (13-2-233)

7 Subject to 25-2-839 (13-2-235 & 13-2-273)

9 Refers to 25-2-863

2 Refers to 25-2-622 (13-2-226)

4 Refers to 25-2-624 (13-2-227)

6 Subject to 25-2-805 (13-2-224)

8 Refers to 25-2-842

10 Subject to 25-2-177 & 25-2-650

PC Permitted in the district, but under some circumstances may be conditional

11 Subject to 25-2-587 (D)



# ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use    C = Conditional Use Permit    -- = Not Permitted

COMMERCIAL USES continued	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4E	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Kennels	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	P	1	C	2	-	3	4			
Laundry Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	P	P	-	-	-	P	1	-	2	-	3	4			
Liquor Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	C	C	1	-	2	-	3	4			
Marina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4			
Medical Offices -- exceeding 5000 sq. ft. gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	C	P	C	P	P	-	P	P	P	P	P	1	-	2	-	3	4			
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	C	P	P	-	P	P	P	P	P	1	-	2	-	3	4				
Monument Retail Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	1	-	-	-	3	4				
Off-Site Accessory Parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	C	C	C	-	P	P	P	P	P	1	-	2	-	3	4				
Outdoor Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	C	C	C	C	C	1	-	2	-	3	4				
Outdoor Sports and Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	C	P	P	-	P	P	P	P	P	1	-	2	-	3	4				
Pawn Shop Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	P	-	P	P	-	-	-	1	-	2	-	3	4				
Personal Improvement Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	11	P	C	P	P	-	P	P	-	-	-	P	1	-	2	-	3	4			
Personal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	C	P	P	-	P	P	-	-	-	P	1	-	2	-	3	4			
Pet Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	P	P	-	P	P	-	-	-	-	1	-	2	-	3	4			
Plant Nursery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	P	P	-	-	-	P	-	-	-	-	-				
Printing and Publishing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	1	-	2	-	3	4				
Professional Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	C	P	P	-	P	P	-	-	-	P	1	-	2	-	3	4		
Recreational Equipment Maint. & Stor.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4				
Recreational Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4				
Research Assembly Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4				
Research Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	P	-	P	P	-	-	-	P	1	-	-	3	4			
Research Testing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4				
Research Warehousing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4				
Restaurant (General)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	11	P	C	P	P	-	P	P	-	-	-	P	1	-	2	-	3	4	
Restaurant (Limited)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	P	-	P	P	-	-	-	P	1	-	2	-	3	4
Scrap and Salvage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	1	-	-	3	4			
Service Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	C	C	C	-	P	P	-	-	-	P	1	-	2	-	3	4		
Software Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Special Use Historic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	P	P	-	-	-	-	-	-	-	-				
Stables	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	C	-	P	3	4			
Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	C	P	P	-	P	P	-	-	-	P	1	-	2	-	3	4		
Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	P	P	-	-	-	-	1	-	2	-	3	4			
Veterinary Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	1	-	2	-	3	4			

INDUSTRIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Basic Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Custom Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Warehousing and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Light Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Limited Warehousing and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

AGRICULTURAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Animal Production																																							
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Crop Production																																							
Horticulture																																							
Support Housing																																							
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

1 Refers to 25-2-602 (13-2-225)

2 Refers to 25-2-622 (13-2-226)

3 Refers to Subchapter B, Art. 2, Div 5

4 Refers to 25-2-624 (13-2-227)

5 Refers to 25-2-803 (13-2-233)

6 Subject to 25-2-805 (13-2-224)

7 Subject to 25-2-839 (13-2-235 & 13-2-273)

8 Refers to 25-2-842

9 Refers to 25-2-863

10 Subject to 25-2-177 & 25-2-650



# CS

## General Commercial Services

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	95%	Front yard	10 ft
Maximum Impervious Cover	95%	Street side yard	10 ft
Maximum Floor Area Ratio	2:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
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#### Civic

Club or Lodge (c)	Group Home Class II *
College and University Facilities *	Guidance Services
Communication Service Facilities *	Hospital Service—Limited
Community Events *	Hospital Services—General (c)
Community Recreation—Private *	Local Utility Services
Community Recreation—Public *	Maintenance and Service Facilities
Congregate Living	Private Primary Educational Services *
Counseling Services	Private Secondary Educational Services *
Cultural Services	Public Primary Educational Services *
Day Care Services—Commercial	Public Secondary Educational Services *
Day Care Services—General	Religious Assembly
Day Care Services—Limited	Residential Treatment
Family Home *	Safety Services
Group Home Class I—General *	Transitional Housing (c)
Group Home Class I—Limited *	Transportation Terminal (c)

#### Commercial

Administrative and Business Offices	Art Gallery
Adult-Oriented Business *	Art Workshop
Agricultural Sales and Services	Automotive Rentals

# CS (continued)

## Commercial (continued)

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Automotive Repair Services	Hotel/Motel
Automotive Sales	Indoor Entertainment
Automotive Washing—of any type	Indoor Sports and Recreation
Bail Bond Services	Kennels
Building Maintenance Services	Laundry Services
Business or Trade School	Medical Offices—not exceeding 5,000 sq/ft of gross floor space
Business Support Services	Medical Offices—exceeding 5,000 sq/ft of gross floor space
Campground	Monument Retail Sales
Commercial Blood Plasma Center *	Off-Site Accessory Parking
Commercial Off-Street Parking	Outdoor Entertainment (c)
Communications Services	Outdoor Sports and Recreation
Construction Sales and Services	Pawn Shop Services
Consumer Convenience Services	Personal Improvement Services
Consumer Repair Services	Personal Services
Convenience Storage	Pet Services
Drop-Off Recycling Collection Facilities *	Plant Nursery *
Electronic Prototype Assembly	Printing and Publishing Services
Electronic Testing *	Professional Office
Employee Recreation	Research Services
Equipment Repair Services	Restaurant—Limited
Equipment Sales	Restaurant—General *
Exterminating Services	Service Station *
Food Preparation	Software Development
Food Sales	Theater
Funeral Services	Vehicle Storage
Financial Services	Veterinary Services
General Retail Sales—Convenience	
General Retail Sales—General	

## Industrial

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Custom Manufacturing	Limited Warehousing and Distribution
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## VI. COMBINING DISTRICTS

### -MU

#### Mixed Use Combining District

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

**Base Districts:** The MU combining district may be combined with the commercial base districts listed below. The MU combining district may not be used with a residential base district.

**Table 3. Mixed Use Combining Districts**

Code	District Name
NO-MU	Neighborhood Office-Mixed Use
LO-MU	Limited Office-Mixed Use
GO-MU	General Office-Mixed Use
LR-MU	Neighborhood Commercial-Mixed Use
GR-MU	Community Commercial-Mixed Use
CS-MU	General Commercial Services-Mixed Use
CS-1-MU	Commercial Liquor Sales-Mixed Use

#### Permitted Uses

##### Residential

Townhouse Residential	Two-Family Residential
Multifamily Residential	Condominium Residential
Single-Family Residential	Duplex Residential
Single-Family Attached Residential	Group Residential
Small-Lot Single-Family Residential	

##### Civic

Group Home Class I—Limited	Group Home Class II
Group Home Class I—General	Civic uses as permitted in the base district.

##### Commercial

Vertical mixed use buildings, subject to compliance with Section 4.3 of Subchapter E of the Land Development Code.	Commercial uses as permitted in the base district.
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# **-MU** (continued)

## **MU Combining District Standards for Residential Uses**

The following residential uses must be developed in accordance with the site development regulations for that use specified in the Land Development Code:

- Single-Family Residential—must comply with the site development regulations prescribed by the Land Development Code for a family residence (SF-3) district, except for the front yard setback. The use must comply with the front yard setback prescribed for the base district.
- Single-Family Attached Residential
- Small-Lot Single Family Residential
- Two-Family Residential
- Duplex Residential

For the following residential uses listed below, a specific minimum site area (listed in Table 4) is required, determined by the base zoning district and the type of unit.

- Multifamily Residential
- Townhouse Residential
- Condominium Residential
- Group Residential
- Group Home

**Table 4. Site area required for each dwelling unit**

Zoning District		Unit type	
	Efficiency	1-Bedroom	2- or more bedroom
NO	3,600 sq ft	4,000 sq ft	4,400 sq ft
LO, LR	1,600 sq ft	2,000 sq ft	2,400 sq ft
GO, GR, CS, CS-1	800 sq ft	1,000 sq ft	1,200 sq ft