

The information below was obtained online from the City of Marble Falls Website and MuniCode.com. The information is taken directly from the City of Marble Falls Code of Ordinances.

MU-1 MIXED USE DISTRICT (§§ 780--783)

781. Purpose.

The MU-1 Mixed Use District is intended as a transition zone for a mix of high density residential and certain non-residential uses, such as general retail and office uses, medical offices, restaurants, and personal service uses; and to allow a bed and breakfast lodging use by right.

(Ord. No. 2000-O-5F, § II, 6-13-2000; Ord. No. 2004-O-10G, § II, 11-25-2004)

782. Permitted uses.

The following use types are permitted:

A. *Residential*

Single-family

Duplex

Townhouse/condominium

Apartment residential

Group residential

B. *Civic*

Administrative services

Community recreation

Club or lodge

Cultural services

Day care (general)

Guidance services

Local utility services

Park and recreation services

Postal services

Religious assembly

Safety services

C. *Commercial*

Administrative and business offices

Bed and breakfast inn or facility

Business support services

Commercial off-street parking

Consumer repair services

Convenience store

Financial services

Food sales

• Under 6,000 sq. ft.

General retail sales

• Under 6,000 sq. ft.

Health care offices

- Under 6,000 sq. ft.

Personal improvement services

Personal services

Professional office

Residential convenience service

Restaurant--Convenience

Restaurant--Neighborhood

D. *Commercial (conditional)*

Construction sales and services

Equipment repair services

Funeral services

General retail sales

- Over 6,000 sq. ft., but shall not exceed 15,000 sq. ft.

Hotel, limited-service/motel

Hotel, full-service

Hotel resort

Health care offices

- Over 5,000 sq. ft., but shall not exceed 10,000 sq. ft.

Indoor entertainment

Indoor sports and recreation

Outdoor sports and recreation

Pet services

Restaurant--General

Veterinary services

E. *Civic (conditional)*

Convalescent services

Life care services

Primary education facilities

Secondary educational facilities

(Ord. No. 2000-O-5F, § II, 6-13-2000; Ord. No. 2007-O-5A, § II, 5-14-2007; Ord. No. 2008-O-03B, § II, 3-10-08; Ord. No. 2008-O-06H, § II, 7-23-2008; Ord. No. 2008-O-11F, § II.B, G, 11-10-2008; Ord. No. 2009-O-06E, § II, 6-22-2009)

783. Site development regulations.

A. Each site in the MU-1 district shall be subject to the following site development regulations:

TABLE INSET:

Feature	Regulations
Lot size	Minimum lot area for nonresidential land uses is 8,000 square feet residential uses will the below listed standards:
Single-family/duplex	Minimum lot area 6,000 square feet
Lot width	Minimum lot width of 50 feet

Building living area (dwelling unit)	Minimum required living area per unit
Efficiency	500 square feet
All others	600 square feet
Single-family	900 square feet
Duplex	900 square feet per unit
Height	Maximum height of 50 feet but limited to 35 feet on any portion of a site within 100 feet of property classified as RA-1, RE-1, R-1, R-2, or R-3
Single-family	35 feet
Duplex	30 feet
Residential density	
Single-family	One dwelling unit per lot
Duplex	Two attached dwelling units per lot
Townhouse/condominium	One dwelling unit per 2,400 square feet of lot area (18 units per acre)
Apartment/group residential	One dwelling unit per 2,400 square feet of lot area (18 units per acre)
Front yard	Minimum required setback of 25 feet
Side street yard	Minimum required setback of 15 feet
Interior side yard	Minimum required setback of 5 feet
Rear yard	Minimum required setback of 10 feet
Impervious coverage	Maximum 75% of lot area
Screening	Any outside storage, equipment parking, loading areas, or dumpsters shall be screened from all sides fronting a street or residentially zoned or used property. Screening shall consist of a solid opaque manmade face fence or wall, or other construction approved by the city planner and be at least 6 feet in height, and shall be architecturally consistent with the adjoining structure. The type and location of screening shall be shown on the site plan for the building permit. Such screening shall be no closer than the front yard setback.
Exterior appearance	The front and side of all structures shall utilize 75% brick, stone, stucco, and/or glass or any combination thereof. This regulation does not preclude the use of brick or stone products not disallowed by the building and/or fire codes of the City of

	Marble Falls.
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B. Additional Site Development Standards

1. All new construction whether residential, commercial, or civic shall screen the side yard or rear yard from property on common property lines or directly adjacent from across an alley, from which a different use type (residential, commercial, or civic) from the new construction's use type is in existence. Screening shall consist of a solid opaque manmade face fence or wall, or other construction approved by the city planner and be at least six (6) feet in height, and shall be architecturally consistent with the adjoining structure. The type and location of screening shall be shown on the site plan for the building permit. Such screening shall be no closer than the front yard setback.

TABLE INSET:

Proposed	Existing (abutting or directly adjacent alley)	Screening Required
Commercial	Residential	Yes
Commercial	Civic	Yes
Commercial	Commercial	No
Residential	Commercial	Yes
Residential	Civic	Yes
Residential	Residential	No
Civic	Commercial	Yes
Civic	Residential	Yes
Civic	Civic	No

[2. *Reserved.*]

3. The landscaped areas shall be maintained by the owner as long as the use persists on the property.

4. An irrigated ground cover or shrubs on all property located outside the paved parking areas.

5. Lighting facilities, if provided, shall not exceed five (5) feet in height and be so arranged as to reflect away from adjacent residentially zoned or used property. They shall provide illumination within the parking area or facility not to exceed one (1) footcandle at ground level and shall distribute not more than two-tenths (0.2) of one (1) footcandle of light upon any adjacent residential building.

6. A concrete dumpster pad, screened from the view of adjacent streets and surrounding property, shall be installed for all developments except single-family and duplex.

C. Additional Residential Site Development Standards

1. Any Townhouse, Condominium, Apartment or Group development must provide screening from abutting commercially zoned or used properties.

2. Townhouse Residential. Townhouse residential use is permitted in the MU-1 district subject to the following regulations and site plan review.

- a. Each townhouse shall be located on an individual townhouse lot, having a minimum lot width of twenty (20) feet.
- b. The minimum lot area shall be two thousand four hundred (2,400) square feet per dwelling unit.
- c. There shall be at least two (2) connecting units in each development.
- d. All lots shall have direct access to a public street or alley.
- e. No interior side yard shall be required between connecting townhouses.

3. Condominium Residential. Condominium residential is a use permitted in the MU-1 district subject to the following limitations.

- a. Maximum residential density for condominium use shall be two thousand four hundred (2,400) square feet of site lot area for each dwelling unit.
- b. Common area requirements--Two hundred fifty (250) square feet per dwelling unit.
- c. Condominium residential use shall be subject to site plan review.
- d. All lots shall have direct access to a public street or alley.

D. Additional Civic Site Development Standards

1. Any civic use exceeding fifteen (15) parking spaces on site shall screen the parking area from abutting residentially zoned or used property. This requirement shall not apply to Parks and Recreation services and safety services.
2. Day care services must provide a driveway that will facilitate a safe and expedient pick-up and drop-off to the facility without encumbering the parking area of the site. A pick-up and drop-off area shall be separate from parking aisles. A pick-up and drop-off drive shall provide for stacking of a minimum of five (5) car lengths from the facility's pick-up/drop-off location to property line.

E. Additional Commercial Development Standards

1. Parking areas shall be screened as a division from abutting residentially zoned or used property.
2. Any commercial use that could produce excessive noise, or which may become excessive, shall ensure that the structure and site will be constructed to prevent excessive noise from becoming a nuisance to adjacent properties. Examples of uses are, but are not limited to, indoor entertainment, indoor sports and recreation, and veterinary services. Determination of a use that could produce excessive noise shall be determined by the Development Service Department.
3. Commercial off-street parking:
 - a. Off-street parking areas shall be limited to two (2) acres in total size and must comply with the seventy-five (75) percent impervious coverage requirement.
 - b. Must be located on the lot or tract occupied by the main use.
 - c. Must be adjacent to C-3 General Commercial Zoning on at least one (1) side.
 - d. The parking lot be paved with asphalt or concrete and parking areas marked so as to designate the placement of vehicles.
 - e. On all other common property lines with residentially zoned or used property a minimum six-foot-high solid screening fence made of wood or other similar or better durability and approved by the city council shall be installed and maintained.
 - f. There shall be no parking of automobiles in such areas between midnight and 6:00 a.m. and suitable means shall be taken to prevent entry of vehicles into such area during such hours.
 - g. The parking lot shall be provided with the following landscaping improvements:

1. All landscaping improvements required of commercial property within the City of Marble Falls.
 2. A landscaped area consisting of trees and shrubbery shall be installed ten (10) feet within and parallel to any property line adjacent to a street in a residentially zoned area.
 3. For every twelve (12) spaces there shall be a parking space of landscaping required with a tree.
 - h. No buildings or structures shall be permitted within the boundary lines of the area approved for parking except as necessary and customary to house the attendant of said lot.
 - i. The entrance and exit from such parking area shall not be from any street in a residentially zoned area.
- (Ord. No. 2000-O-5F, § II, 6-13-2000; Ord. No. 2002-O-7C, § I, 7-18-2002; Ord. No. 2007-O-5A, § II, 5-14-2007; Ord. No. 2008-O-06H, § II, 7-23-2008)

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C-1 NEIGHBORHOOD COMMERCIAL BASE DISTRICT (§§ 710-719)

711. Purposes.

The **C-1** Neighborhood Commercial District is intended for neighborhood shopping facilities which provide limited business service and office facilities predominantly for the convenience of residents of the neighborhood. Site development regulations and performance standards are intended to ensure that uses will be compatible and complementary in scale and appearance with a residential environment.

712. Permitted uses.

The following use types are permitted:

A. Commercial:

Administrative and business offices.
Restaurant (convenience).
Food sales.
General retail sales.
Health care offices (building area requirement eliminated).
Personal services.

B. Civic:

Day care services (limited).
Guidance services.
Local utility services.
Park and recreation services.
Residential care services.

[C. Reserved.]

D. Commercial Uses:

Food and beverage store with gasoline sales (convenience store).
Religious assembly--conditional.
Restaurant--general.
Restaurant--neighborhood.

E. Residential:

Single-family residential--developed under the R-1 sing-family district regulations.
Duplex residential--developed under the R-2 duplex district regulations.
Condominiums.

(Ord. No. 96-O-6B, 6-25-96; Ord. No. 98-O-3A, 3-24-98; Ord. No. 2002-O-2F, § II, 2-18-2002; Ord. No. 2002-O-2C, § II, 4-1-2002; Ord. No. 2003-O-4F, § I, 4-28-2003; Ord. No. 2003-O-7E, § II, 7-14-2003; Ord. No. 2003-O-11E, § I, 11-24-2003; Ord. No. 2006-O-7C, § II, 7-24-2006; Ord. No. 2007-O-5C, § IIA, 5-14-2007)

713. Conditional uses.

The following conditional uses are permitted:

Day care services (general).
(Ord. No. 2006-O-12G, § II, 12-11-2006)

715. Site development regulations.

Each site in the **C-1** District shall be subject to the following regulations:

TABLE INSET:

Feature	Regulations
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Lot size	Minimum lot area, 6,000 square feet
Lot width	Minimum lot width, 50 feet
Height	Maximum height, 35 feet
Front yard	Minimum required setback, 25 feet
Street side yard	Minimum required setback, 15 feet
Interior side yard	Minimum required setback, 0 feet
Rear yard	Minimum required setback, 5 feet
Building floor area	Minimum 600 square feet
Impervious coverage	Maximum 75% of lot area

(Ord. No. 2007-O-11A, § II, 12-10-2007)

716. Exterior appearance.

The portion of any structure facing or abutting any street shall utilize seventy-five (75) percent brick, stone, stucco, wood veneer and/or glass or any combination thereof. This regulation does not preclude the use of brick, stone or wood facsimile products not disallowed by the building and/or fire codes of the City of Marble Falls, Texas.

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A DECISION TO PURCHASE ANY OF THE DESCRIBED PROPERTIES. ALL PROSPECTIVE PURCHASERS ARE ADVISED TO VERIFY ALL INFORMATION IN REGARD TO THE PROPERTY BY THEIR OWN INDEPENDENT INVESTIGATION AND, IN PARTICULAR, TO VERIFY, IF IMPORTANT TO THEM, ROOM SIZES, THE SQUARE FOOTAGE, LOT/TRACT/RANCH SIZE, PROPERTY BOUNDARIES, AGE OF STRUCTURES, SCHOOL DISTRICT, FLOOD INSURANCE, ZONING, RESTRICTIONS AND EASEMENTS, FIXTURES OR PERSONAL PROPERTY EXCLUDED, AND AVAILABILITY OF WATER AND SEWER PRIOR TO SUBMITTING AN OFFER TO PURCHASE THE PROPERTY.

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R-1 SINGLE-FAMILY BASE DISTRICT

610. Purpose.

The R-1 Single-family district is intended as an area for single-family residential use, with a minimum lot size of six thousand (6,000) square feet. Housing in this district shall be restricted to conventional site built homes.

(Ord. No. 2000-O-9D, § II, 9-26-2000)

611. Permitted uses.

The following use types are permitted:

A. *Residential:*

Single-family residential

B. *Civic uses:*

Community recreation

Day care services (limited)

Local utility services

Park and recreation services

C. *Civic uses (conditional):*

Day care services (general)

Primary education facilities

Religious assembly

Safety services

Secondary education facilities

D. *Commercial uses (conditional):*

Recreational vehicle parking

(1) Must be adjacent to residentially zoned property on no more than three (3) sides.

(2) Must provide a twenty-five-foot buffer between the conditional use and the adjacent residential property.

(3) Must be used for privately owned recreational vehicles only.

(4) Must be surrounded by a six-foot security fence with barbed wire along top.

(5) Security lighting shall be installed between eight (8) and fifteen (15) feet above grade and the spacing shall not exceed four (4) times the mounting height and provide a minimum average illumination of two (2) footcandles.

Off-street parking

(1) Must be located on the lot or tract occupied by the main use.

(2) Must be adjacent to C-3 General Commercial Zoning on at least one side.

(3) The parking lot be paved with asphalt or concrete and parking areas marked so as to designate the placement of vehicles.

(4) A landscaped area consisting of trees and shrubbery shall be install ten (10) feet from and parallel with any property line adjacent to a street in a residentially zoned area.

(5) On all other common property lines with residentially zoned or used property a minimum six-foot high solid screening fence made of wood or other similar or better durability and approved by the council shall be installed and maintained.

(6) The landscaped areas shall be maintained by the owner as long as the conditional use permit remains in effect.

(7) There shall be no parking of automobiles in such areas between midnight and 6:00 a.m. and suitable means shall be taken to prevent entry of vehicles into such area during such hours.

(8) Lighting facilities, if provided, shall not exceed five (5) feet in height and be so arranged as to reflect away from adjacent residentially zoned or used property. They shall provide illumination within the parking area or facility not to exceed one (1) footcandle at ground level and shall distribute not more than two-tenths of one footcandle of light upon any adjacent residential building.

- (9) The parking lot shall be provided with the following landscaping improvements:
 - (a) All landscaping improvements required of commercial property within the City of Marble Falls.
 - (b) An irrigated ground cover (grass) on all property located outside the paved parking areas.
- (10) No buildings or structures shall be permitted within the boundary lines of the area approved for parking except as necessary and customary to house the attendant of said lot.
- (11) The entrance and exit from such parking area shall not be from any street in a residentially zoned area.

E. *Conditional use permit.*

Bed and breakfast lodging.

(Ord. No. 2000-O-9D, § II, 9-26-2000; Ord. No. 2001-O-1B, § I, 2-13-2001; Ord. No. 2004-O-10G, § II, 11-25-2004; Ord. No. 2002-O-3D, § II, 4-1-2002)

612. Site development regulations.

Each site in the R-1 District shall be subject to the following site development regulations.

TABLE INSET:

Feature	Regulations
Lot area	Minimum lot area, 6,000 square feet
Lot width	Minimum lot width, 50 feet
Residential density	Not more than one dwelling unit per lot
Height	Maximum height, 35 feet
Building living area	Minimum required area, 900 square feet
Front yard	Minimum required setback, 25 feet
Street side yard	Minimum required setback, 15 feet
Interior side yard	Minimum required setback, 5 feet
Rear yard	Minimum required setback, 10 feet

(Ord. No. 2000-O-9D, § II, 9-26-2000; Ord. No. 2001-O-1D, § II, 2-13-2001)

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R-3 CONDO-TOWNHOUSE BASE DISTRICT

640. Purpose.

The R-3 Condo-Townhouse District is intended as an area predominately for low density apartment residential use, allowing up to eighteen (18) units per acre. The R-3 District is appropriate for apartment residential areas located near single-family neighborhoods, and in selected areas where low density apartment use is desirable.

(Ord. No. 2000-O-9D, § II, 9-26-2000)

641. Permitted uses.

The following use types are permitted:

A. Residential:

Single-family residential.

Duplex residential.

Townhouse residential.

Condominium residential.

Apartment residential.

B. Civic:

Community recreation.

Day care services (limited).

Local utility services.

Park and recreation services.

C. Civic (conditional):

Primary education facilities.

Religious assembly.

Residential convenience services.

Safety services.

Secondary education services.

D. Conditional use permit:

Bed and breakfast lodging.

(Ord. No. 2000-O-9D, § II, 9-26-2000; Ord. No. 2004-O-10G, § II, 11-25-2004)

642. Site development regulations.

Each site in the R-3 district shall be subject to the following site development regulations, except as allowed under additional regulations in Section 643:

TABLE INSET:

Feature	Regulations
Lot area	Minimum lot area, 6,000 square feet
Lot width	Minimum lot width, 50 feet
Residential density	One dwelling unit per 2,400 square feet of lot area (18 units per acre)
Building living area	Minimum required area, 600 square feet per dwelling unit
Height	Maximum height, 35 feet

Front yard	Minimum required setback, 25 feet
Street side yard	Minimum required setback, 15 feet
Interior side yard	Minimum required setback, 5 feet
Rear yard	Minimum required setback, 15 feet
Living area	Minimum required area, 600 square feet per unit
Building coverage	Maximum building coverage, 50% of lot area
Impervious cover	Maximum imperious cover, 75% of lot area
Screening requirements	A six foot high privacy fence shall be installed along all R-1 and R-2 district common property lines, unless the property is developed as single-family or duplex residential
Solid waste	A concrete dumpster pad, screened from the view of adjacent streets and property, shall be installed for all developments except single-family, duplex, and townhouse residential

(Ord. No. 2000-O-9D, § II, 9-26-2000; Ord. No. 2001-O-3I, § II, 3-27-2001)

643. Additional regulations.

A. *Townhouse Residential.* Townhouse residential use is permitted in the R-3 district subject to the following regulations and site plan review.

1. Each townhouse shall be located on an individual townhouse lot, having a minimum lot width of twenty (20) feet.
2. The minimum lot area shall be two thousand four hundred (2,400) square feet per dwelling unit.
3. There shall be at least two (2) connecting units in each development.
4. All lots shall have direct access to a public street or alley.
5. No interior side yard shall be required between connecting townhouses.

B. *Condominium Residential.* Condominium residential is a use permitted in the R-3 district subject to the following limitations.

1. Maximum residential density for condominium use shall be two thousand four hundred (2,400) square feet of site lot area for each dwelling unit.
2. Common area requirements--250 square feet per dwelling unit.
3. Condominium residential use shall be subject to site plan review.
4. All lots shall have direct access to a public street or alley.

(Ord. No. 2000-O-9D, § II, 9-26-2000)

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R-4 MEDIUM DENSITY AND APARTMENT BASE DISTRICT

650. Purpose.

The R-4 Medium Density and Apartment District is intended to accommodate apartment residential use with a maximum density of twenty-six (26) units per acre.
(Ord. No. 2000-O-9D, § II, 9-26-2000)

651. Permitted uses.

The following use types are permitted:

A. Residential uses:

Single-family residential

Duplex residential

Townhouse residential (pursuant to the regulations under Section 643)

Condominium residential (pursuant to the regulations under Section 643)

Apartment residential

Group residential

B. Civic uses:

Administrative services

Community recreation

Day care services (limited)

Local utility services

Park and recreation services

C. Civic uses (conditional):

Club or lodge

Cultural services

Day care services (general)

Primary education facilities

Religious assembly

Residential care services

Safety services

Secondary education facilities

D. Commercial:

Residential convenience services

E. Conditional use permit.

Bed and breakfast lodging.

(Ord. No. 2000-O-9D, § II, 9-26-2000; Ord. No. 2001-O-3I, § II, 3-27-2001; Ord. No. 2002-O-2F, § II, 2-18-2002; Ord. No. 2004-O-10G, § II, 11-25-2004)

652. Site development regulations.

Each site in the R-4 district shall be subject to site plan review and the following site development regulations, except as allowed under Section 643:

TABLE INSET:

Feature	Regulation
Lot size	Minimum lot area, 12,000 square feet
Lot width	Minimum lot width, 100 feet

Residential density	One dwelling unit per 1,675 square feet of lot area
Building living area	Minimum required living area per unit:
Efficiency	400 square feet
All others	600 square feet
Height	Maximum height, 50 feet, but limited to 35 feet on any portion of a site within 100 feet of property classified as R-1.
Front yard	Minimum required setback, 25 feet
Street side yard	Minimum required setback, 15 feet
Interior side yard	Minimum required setback, 5 feet
Rear yard	Minimum required setback, 15 feet
Building coverage	Maximum building coverage shall be 50% of lot area
Impervious coverage	Maximum impervious coverage shall be 75% of lot area
Screening requirements	A six foot high privacy fence shall be installed along all R-1 and R-2 district common property lines, unless the property is developed as single-family or duplex residential
Solid Waste	A concrete dumpster pad, screened from the view of adjacent streets and property, shall be installed for all developments except single-family, duplex, and townhouse residential.

(Ord. No. 2000-O-9D, § II, 9-26-2000; Ord. No. 2001-O-3I, § II, 3-27-2001)

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