

DRAFT E 11TH ST. NCCD

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NO. 910620-C, REZONING AND CHANGING THE ZONING MAP TO AMEND THE EAST 11<sup>TH</sup> STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT FOR THE PROPERTY LOCATED ALONG THE NORTHBOUND FRONTAGE ROAD OF IH-35 BETWEEN THE NORTHERN ALLEY OF THE 800-900 BLOCK OF EAST 7<sup>TH</sup> STREET AND EAST 12<sup>TH</sup> STREET, THE WEST SIDE OF THE 800-1000 BLOCKS OF SAN MARCOS STREET, EAST 11TH STREET FROM IH-35 TO NAVASOTA STREET, ALONG ROSEWOOD AVENUE FROM 11<sup>TH</sup> STREET TO APPROXIMATELY ANGELINA STREET, ALONG A SEGMENT OF THE 1200 BLOCK OF NAVASOTA STREET, AND ALONG THE EAST SIDE OF A SEGMENT OF THE 1500 AND 1600 BLOCK OF SAN BERNARD STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA; AND TO MODIFY CERTAIN BASE DISTRICTS IN THE NCCD.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to amend the East 11<sup>th</sup> Street neighborhood conservation combining district (NCCD), identified in the attached Exhibit "A" incorporated into this ordinance, and to add a NCCD to each base zoning district within the District and to change the base zoning districts on XX tracts of land on the property described in Zoning Cases No. C14-XX-XXXX, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately XX acres of land consisting of four subdistricts, identified in the attached Exhibit "B" incorporated into this ordinance, lying within the Central East Austin Neighborhood Plan Area, more particularly described as follows,

- a. Subdistrict 1, sites located along and oriented to East 11<sup>th</sup> Street between Branch Street on the north and San Marcos Street on the south and extending to Navasota Street on the north and Navasota Street on the south.
- b. Subdistrict 2, sites oriented to Juniper Street between Branch Street and Lydia Street and includes parcels with frontages on Curve Street and Waller Street.
- c. Subdistrict 3, sites located along IH-35 and bounded between by Embassy Drive, San Marcos Street on the east, East 12<sup>th</sup> Street on the North, the northbound frontage road of IH-35 on the west and the alley of the 800-900 block of east 7th street on the south.
- d. Subdistrict 4, sites generally oriented toward the 1200 and 1300 blocks of Rosewood Avenue excluding 1326 and 1319 Rosewood Avenue, the east side of the 1100 block of Navasota Street, the 1100-1200 blocks of San Bernard Street excluding 1159, 1161 1164, and 1165 San Bernard Street.

generally known as the East 11<sup>th</sup> Street neighborhood conservation neighborhood plan combining district, locally known as the area bounded by IH-35 between E. 12<sup>th</sup> Street and the alley between E. 8<sup>th</sup>

DRAFT E 11TH ST. NCCD

Street and E. 7<sup>th</sup> Street; the alley between E. 8<sup>th</sup> Street and E. 7<sup>th</sup> Street; Embassy Drive; San Marcos Street; the alley and rear property lines of properties extending from San Marcos Street to Navasota Street; the rear property lines of properties along the south side of Rosewood Avenue from Navasota Street to Angelina Street, excluding 1319 Rosewood Avenue; the rear property lines of properties along the north side of Rosewood Avenue from Angelina Street to San Bernard Street, excluding 1326 Rosewood Avenue; the rear property line of 1153 San Bernard Street and rear and northern property lines of 1157 San Bernard Street; the northern property line of 1160 San Bernard Street and northern and front property lines of 1159 Navasota Street; Juniper Street from Navasota Street to Branch Street; Branch Street to East 12<sup>th</sup> Street; and E. 12<sup>th</sup> Street to IH-35, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The base zones for addresses located in the subdistricts defined in Part 1 in the chart below are changed from single family residence - standard lot-neighborhood conservation combining district-neighborhood plan (SF-2-NCCD-NP) combining district, family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district, multifamily residence medium density-neighborhood conservation combining district-neighborhood plan (MF-3-NCCD-NP) combining district, limited office-neighborhood conservation combining district-neighborhood plan (LO-NCCD-NP) combining district, community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district, community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district, general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district, general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district, general commercial services-historic-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district, commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district to single family residence - standard lot-neighborhood conservation combining district-neighborhood plan (SF-2-NCCD-NP) combining district, family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district, multifamily residence medium density-neighborhood conservation combining district-neighborhood plan (MF-3-NCCD-NP) combining district, limited office-neighborhood conservation combining district-neighborhood plan (LO-NCCD-NP) combining district, community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district, community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district, general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district, general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district, general commercial services-historic-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district, commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district , as more particularly described and identified in the chart below.

DRAFT E 11TH ST. NCCD

Subdistrict 1		
Address	Current Zoning	Proposed Zoning
900, 904, 916, 920, 924, 926, 928 E 11 <sup>TH</sup> ST	CS-NCCD-NP	CS-NCCD-NP
908 E 11 <sup>th</sup> Street	CS-H-NCCD-NP	CS-NCCD-NP (this is a correction)
912 E 11 <sup>th</sup> Street	CS-NCCD-NP	CS-H-NCCD-NP (this is a correction)
913 Juniper (fronting E 11 <sup>th</sup> Street to middle of Block)	CS-NCCD-NP	CS-NCCD-NP
1009 E 11 <sup>TH</sup> ST, 1011 SAN MARCOS ST	CS-NCCD-NP	CS-NCCD-NP
1005 1017 E 11 <sup>TH</sup> ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1009, 1011, 1013, 1017, 1021 E 11 <sup>TH</sup> ST	CS-NCCD-NP	CS-NCCD-NP
1006 WALLER ST	CS-H-NCCD-NP	CS-H-NCCD-NP
1000, 1002, 1050 E 11 <sup>TH</sup> ST, 1103 CURVE ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1006, 1008, E 11 <sup>TH</sup> ST, 1125 CURVE ST, 1150 WALLER ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1010, 1016 E 11 <sup>TH</sup> ST	CS-H-NCCD-NP	CS-H-NCCD-NP
1012, 1014, 1020, 1050 E 11 <sup>TH</sup> ST	CS-NCCD-NP	CS-NCCD-NP
1100, 1106, 1110, 1112, 1114, 1124 E 11 <sup>th</sup> Street	CS-1-NCCD-NP	CS-1-NCCD-NP
1102, 1104 E 11 <sup>th</sup> Street	GO-H-CO-NCCD-NP	GO-H-CO-NCCD-NP
1200, 1206, 1208 E 11 <sup>th</sup> Street	CS-1-NCCD-NP	CS-1-NCCD-NP
1104 Navasota Street	CS-1-NCCD-NP	CS-1-NCCD-NP
1155, 1157, 1159 Lydia Street	SF-3-NCCD-NP	SF-3-NCCD-NP
1106 Navasota Street	SF-3-NCCD-NP	SF-3-NCCD-NP
1011 San Marcos Street	CS-1-NCCD-NP/CS-NCCD-NP	CS-1-NCCD-NP/CS-NCCD-NP
1103 E 11 <sup>th</sup> Street	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1107, 1111, 1113, 1115, 1117, 1123, 1129 1131, 1131 E 11 <sup>th</sup> Street	CS-1-NCCD-NP	CS-1-NCCD-NP
1119 E 11 <sup>th</sup> Street	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1010 Lydia Street	CS-1-NCCD-NP	CS-1-NCCD-NP
1201, 1203, 1205, 1207, 1211 E 11 <sup>th</sup> Street	CS-1-NCCD-NP	CS-1-NCCD-NP
1008 Wheelless Street	SF-3-NCCD-NP	SF-3-NCCD-NP
1209 E 11 <sup>th</sup> Street	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
Subdistrict 2		
Address	Current Zoning	Proposed Zoning
907, 909, 911 Juniper Street	SF-3-NCCD-NP	SF-3-NCCD-NP
913 Juniper (fronting Juniper Street to middle of Block)	SF-3-NCCD-NP	SF-3-NCCD-NP
1155, 1157, 1159 Curve Street	SF-3-NCCD-NP	SF-3-NCCD-NP
1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023 Juniper Street	SF-3-NCCD-NP	SF-3-NCCD-NP
1154, 1156, 1158 Waller Street	SF-3-NCCD-NP	SF-3-NCCD-NP

DRAFT E 11TH ST. NCCD

1159 Waller	GO-CO-NCCD-NP	GO-CO-NCCD-NP
1103 Juniper Street	GO-CO-NCCD-NP	GO-CO-NCCD-NP
1105 Juniper Street	SF-3-NCCD-NP	SF-3-NCCD-NP
1107 Juniper Street	SF-3-NCCD-NP	SF-3-NCCD-NP
1109 Juniper Street	SF-3-NCCD-NP	SF-3-NCCD-NP
1154 Lydia Street	CS-1-NCCD-NP	CS-1-NCCD-NP
<b>subdistrict 3</b>		
<b>Address</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
TBD		
<b>Subdistrict 4</b>		
<b>Address</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
1209 ROSEWOOD AVENUE	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1210 ROSEWOOD AVENUE	LO-NCCD-NP	LO-NCCD-NP
1219 ROSEWOOD AVENUE	CS-1-NCCD-NP	CS-1-NCCD-NP
1223, 1231 ROSEWOOD AVENUE	CS-NCCD-NP	CS-NCCD-NP
1305, 1309, 1311, 1313 ROSEWOOD AVENUE	CS-NCCD-NP	CS-NCCD-NP
1317 ROSEWOOD AVENUE	GR-NCCD-NP	GR-NCCD-NP
1101 NAVASOTA STREET	LR-NCCD	LR-NCCD
1105 NAVASOTA STREET	SF-3-NCCD-NP	SF-3-NCCD-NP
1157 NAVASOTA STREET	SF-3-NCCD-NP	SF-3-NCCD-NP
1159 NAVASOTA STREET	SF-3-NCCD-NP	SF-3-NCCD-NP
1100 SAN BERNARD STREET	SF-2-NCCD-NP	SF-2-NCCD-NP
1150 SAN BERNARD STREET	SF-H-2-NCCD-NP	SF-H-2-NCCD-NP
1152 SAN BERNARD STREET	SF-3-NCCD-NP	SF-3-NCCD-NP
1154 SAN BERNARD STREET	SF-3-NCCD-NP	SF-3-NCCD-NP
1158 SAN BERNARD STREET	SF-3-NCCD-NP	SF-3-NCCD-NP
1160 SAN BERNARD STREET	SF-H-3-NCCD-NP	SF-H-3-NCCD-NP
ETC.		

**SAMPLE TABLES BELOW** (actual tables with more accurate addressing will need to be generated by GIS)

**PART 3.** Definitions. In this ordinance:

- A.** OCCUPANT SPACE means space in a building used for a use other than a parking facility or a mechanical facility.

**PART 4.** Permitted, Conditional, and Prohibited Uses for Subdistrict 1 and Subdistrict 2.

DRAFT E 11TH ST. NCCD

A. Commercial Uses

	SUBDISTRICT 1	SUBDISTRICT 2	PERMITTED CONDITIONS AND EXCEPTIONS
Administrative and Business Offices	PC	PC	Not allowed on ground floor fronting E 11th and E 12th Street
Adult-Oriented Businesses	—	—	
Agricultural Sales and Services	—	—	
Alternative Financial Services	—	—	
Art Gallery	P	P	
Art Workshop	P	P	
Automotive Rental	—	—	
Automotive Repair Services	—	—	
Automotive Sales	—	—	
Automotive Washing	—	—	
Bail Bond Services	—	—	
Building Maintenance Services	—	—	
Business or Trade School	—	—	
Business Support Services	—	—	
Campground	—	—	
Carriage Stable	—	—	
Cocktail Lounge	C	—	Save and Except 1808-1812 East 12th Street (Dozen Street, Full Circle Bar, and The 13th Floor) and 1133 E 11th (Nickel City) and 1104 E 11th Street (Historic Victory Grill) but limited to 1st floor.
Commercial (Blood) Plasma Center	—	—	
Commercial Off-Street Parking	—	—	
Communications Services	—	—	
Construction Sales and Services	—	—	
Consumer Convenience Services	—	—	
Consumer Repair Services	—	—	
Convenience Storage	—	—	
Drop-Off Recycling Collection Facility	—	—	
Electronic Prototype Assembly	—	—	
Electronic Testing	—	—	
Equipment Repair Services	—	—	
Equipment Sales	—	—	
Exterminating Services	—	—	

DRAFT E 11TH ST. NCCD

Financial Services (no drive-through)	—	—	
Food Sales	PC	—	Only allowed on ground floor fronting E 11th
Funeral Services	—	—	
General Retail Sales (Convenience)	PC	—	Only allowed on ground floor fronting E 11th
General Retail Sales (General)	—	—	
Hotel-Motel	PC	—	Not permitted on bottom floor, bottom floor must contain an auxiliary use.
Indoor Entertainment	P	—	
Indoor Sports and Recreation	—	—	
Kennels	—	—	
Laundry Services	—	—	
Liquor Sales	C	—	Limited to 3,000 sq. feet.
Medical Offices—not exceeding 5,000 sq./ft of gross floor space	PC	PC	Not allowed on ground floor fronting E 11th
Medical Offices—exceeding 5,000 sq./ft of gross floor space	—	—	
Off-Site Accessory Parking (URPlan Community Parking)	—	—	
Outdoor Entertainment	—	—	
Outdoor Sports and Recreation	—	—	
Pawn Shop Services	—	—	
Pedicab Storage and Dispatch	—	—	
Personal Improvement Services	P	—	
Personal Services	P	—	
Pet Services	—	—	
Plant Nursery	—	—	
Printing and Publishing	—	—	
Professional Offices	PC	—	Not allowed on ground floor fronting E 11th, except for in designated historic buildings.
Recreational Equipment Maint & Storage	—	—	
Recreational Equipment Sales	—	—	

DRAFT E 11TH ST. NCCD

Research Assembly Services	—	—	
Research Services	—	—	
Research Testing Services	—	—	
Research Warehouse Services	—	—	
Restaurant (Limited)	PC	—	Only allowed on ground floor fronting E 11th and E 12th Street
Restaurant (General)	PC	—	Only allowed on ground floor fronting E 11th and E 12th Street
Scrap and Salvage	—	—	
Service Station	—	—	
Software Development	—	—	
Special Use Historic	C	C	
Stables	—	—	
Theater	PC	PC	Not allowed on ground floor fronting E 11th
Vehicle Storage	—	—	
Veterinary Services - Livestock	—	—	

DRAFT E 11TH ST. NCCD

C. Residential Uses (Staff will add the save and except addresses)

	SUBDISTRICT 1	SUBDISTRICT 2	PERMITTED CONDITIONS AND EXCEPTIONS
Bed and Breakfast (Group 1)	—	—	
Bed and Breakfast (Group 2)	—	—	
Condominium Residential	PC	PC	Not on ground floor fronting E 11th Save and except all existing uses.
Conservation Single Family Residential	—	—	
Duplex Residential	—	—	
Group Residential	C	C	
Mobile Home Residential	—	—	
Multi-Family Residential	PC	PC	Permitted except not on Ground Floor on E 11th Street.
Retirement Housing (Small Site)	P	P	
Retirement Housing (Large Site)	—	—	
Single-Family Attached Residential	—	PC	Not fronting E 11th Save and except all existing uses
Single-Family Residential	—	—	Save and except all existing uses
Small Lot Single-Family Residential	—	—	Save and except all existing uses
Townhouse Residential	—	PC	Not fronting E 11th Save and except all existing uses
Two-Family Residential	—	—	Save and except all existing uses
Short-Term Rental (STR's)	PC	PC	Prohibit Type 2



DRAFT E 11TH ST. NCCD

D. Civic Uses

	SUBDISTRICT 1	SUBDISTRICT 2	PERMITTED CONDITIONS AND EXCEPTIONS
Administrative Services	—	—	
Aviation Facilities	—	—	
Camp	—	—	
Cemetery	—	—	
Club or Lodge	—	—	Save and except 1017 E 11th St (M W St Joseph Grand Lodge)
College & University facilities	C	C	Only allow on the second floor.
Communication Service Facilities	—	—	
Community Events	—	—	
Community Recreation (Private)	C	C	
Community Recreation (Public)	C	C	
Congregate Living	C	C	
Convalescent Services	—	—	
Convention Center	—	—	
Counseling Services	PC	PC	Not allowed on ground floor on E 11th.
Cultural Services	P	P	
Day Care Services (General)	C	C	
Day Care Services (Limited)	P	P	
Day Care Services (Commercial)	—	—	
Detention Facilities	—	—	
Employee Recreation	—	—	
Family Home	P	P	
Group Home Class I (General)	P	P	
Group Home Class I (Limited)	P	P	
Group Home Class II	P	P	
Guidance Services	PC	PC	Not allowed on ground floor for East 11th.
Hospital Services (General)	—	—	
Hospital Services Limited	—	—	

DRAFT E 11TH ST. NCCD

Local Utility Services	C	C	
Maintenance and Service Facilities	—	—	
Major Public Facilities	—	—	
Major Utility Facilities	—	—	
Military Installations	—	—	
Park and Recreation Services (General)	—	—	
Park and Recreation Services (Special)	—	—	
Postal Facilities	—	—	
Private Primary Educational Services	C	C	
Private Secondary Educational Services	C	C	
Public Primary Educational Services	C	C	
Public Secondary Educational Services	C	C	
Railroad Facilities	—	—	
Religious Assembly	P	P	
Residential Treatment	—	—	
Safety Services	C	C	
Telecommunication Tower	PC	PC	Prohibited, if sited on ground.
Transitional Housing	—	—	
Transportation Terminal	—	—	

**PART 5.** Permitted, Conditional, and Prohibited Uses for Subdistrict 3.

The Subdistrict 3 tract map identified in the attached Exhibit "C" incorporated into this ordinance.

	Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7	Tract 8	Tract 9	Tract 10	Tract 11	Tract 12
<b>Civic Uses</b>												
Club or Lodge	P	P	P	P	P	P	P	P	P	—	P	P
Cultural Services	P	P	P	P	P	P	P	P	P	—	P	P
College and University Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Communications Services Facilities	C	C	C	C	C	C	C	C	C	—	C	C

DRAFT E 11TH ST. NCCD

Community Recreation (Private)	C	C	C	C	C	C	C	C	C	—	C	C
Community Recreation (Public)	C	C	C	C	P	C	C	C	C	—	C	C
Congregate Living	P	P	—	—	—	—	—	—	—	—	—	—
Counseling Services	P	P	—	—	—	—	—	—	—	—	—	—
Cultural Services	P	P	—	—	—	—	—	—	—	—	—	—
Day Care Services (Limited)	C	C	C	C	C	C	C	C	C	—	C	C
Day Care Services (General)	C	C	C	C	C	C	C	C	C	—	C	C
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	—	C	C
Family Home	P	P	—	—	—	—	—	—	—	—	—	—
Group Home Class I (General)	P	P	—	—	—	—	—	—	—	—	—	—
Group Home Class I (Limited)	P	P	—	—	—	—	—	—	—	—	—	—
Group Home Class II	P	P	—	—	—	—	—	—	—	—	—	—
Guidance Services	P	P	P	P	P	P	P	P	P	—	P	P
Hospital Services (Limited)	P	P	P	P	C	P	P	P	P	—	P	P
Hospital Services (General)	C	C	—	—	—	—	—	—	—	—	—	—
Local Utility Services	P	P	—	—	—	—	—	—	—	—	—	—
Maintenance and Service Facilities	P	P	—	—	—	—	—	—	—	—	—	—
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Public Primary Educational Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Public Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment	P	P	—	—	—	—	—	—	—	—	—	—
Safety Services	P	P	P	P	P	P	P	P	P	—	P	P
Telecommunication Tower***	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Transitional Housing	C	C	—	—	—	—	—	—	—	—	—	—

DRAFT E 11TH ST. NCCD

Transportation Terminal	P	P	P	P	P	—	—	—	—	—	—	—
<b>Commercial Uses</b>												
Administrative and Business Offices	P	P	P	P	P	P	P	P	P	P	P	P
Adult-Oriented Business	P	P	—	—	—	—	—	—	—	—	—	—
Agricultural Sales and Services	P	P	—	—	—	—	—	—	—	—	—	—
Automotive Rentals	P	P	—	—	—	—	—	—	—	—	—	—
Art Gallery	P	P	P	P	P	P	P	P	P	—	P	P
Art Workshop	P	P	P	P	P	P	P	P	P	—	P	P
Automotive Rentals	P	P	C	*	*	*	*	*	*	—	*	*
Automotive Repair Services	P	P	—	—	—	—	—	—	—	—	—	—
Automotive Sales	P	P	C	—	—	—	—	—	—	—	—	—
Automotive Washing—of any type	P	P	C	—	—	—	—	—	—	—	—	—
Bail Bond Services	PC	PC	—	—	—	—	—	—	—	—	—	—
Building Maintenance Services	P	P	C	—	C	—	—	—	—	—	—	—
Business or Trade School	P	P	C	C	C	—	—	—	—	—	—	—
Business Support Services	P	P	P	P	P	P	P	P	P	—	P	P
Campground	P	P	P	—	—	—	—	—	—	—	—	—
Cocktail Lounge	P	P	P	*	*	*	*	*	*	—	*	*
Commercial Blood Plasma Center	P	P	—	—	—	—	—	—	—	—	—	—
Commercial Off-Street Parking	P	P	—	**	**	**	**	**	**	—	—	—
Commercial Parking Facilities	P	P	P	P	P	P	P	P	P	—	P	P
Communications Services	P	P	P	P	P	P	P	P	P	—	P	P
Construction Sales and Services	P	P	—	—	—	—	—	—	—	—	—	—
Consumer Convenience Services	P	P	P	P	P	P	P	P	P	—	P	P

DRAFT E 11TH ST. NCCD

Consumer Repair Services	P	P	P	P	P	P	P	P	P	—	P	P
Convenience Storage	P	P	—	—	—	—	—	—	—	—	—	—
Drop-Off Recycling Collection Facilities	P	P	—	—	—	—	—	—	—	—	—	—
Electronic Prototype Assembly	P	P	—	—	—	—	—	—	—	—	—	—
Electronic Testing	P	P	—	—	—	—	—	—	—	—	—	—
Employee Recreation	P	P	—	—	—	—	—	—	—	—	—	—
Equipment Repair Services	P	P	—	—	—	—	—	—	—	—	—	—
Equipment Sales	P	P	—	—	—	—	—	—	—	—	—	—
Exterminating Services	P	P	—	—	—	—	—	—	—	—	—	—
Food Preparation	P	P	—	—	—	—	—	—	—	—	—	—
Food Sales	P	P	P	P	P	P	P	P	P	—	P	P
Funeral Services	P	P	P	P	P	P	P	P	P	—	P	P
Financial Services	P	P	P	P	P	P	P	P	P	—	P	P
General Retail Sales—Convenience	P	P	P	P	P	P	P	P	P	—	P	P
General Retail Sales—General	P	P	P	P	P	P	P	P	P	—	P	P
Hotel/Motel	P	P	P	P	P	P	P	P	P	—	P	P
Indoor Entertainment	P	P	P	P	P	P	P	P	P	—	P	P
Indoor Sports and Recreation	P	P	P	P	P	P	P	P	P	—	P	P
Kennels	P	P	—	—	—	—	—	—	—	—	—	—
Laundry Services	P	P	P	P	P	P	P	P	P	—	P	P
Liquor Sales	P	P	P	P	P	P	P	P	P	P	P	P
Medical Offices—not exceeding 5,000 sq/ft of gross floor space	P	P	P	P	P	P	P	P	P	—	P	P
Medical Offices—exceeding 5,000 sq/ft of gross floor space	P	P	—	—	—	—	—	—	—	—	—	—
Monument Retail Sales	P	P	—	—	—	—	—	—	—	—	—	—
Off-Site Accessory Parking	P	P	—	—	P	—	—	—	—	—	P	—
Outdoor Entertainment	C	C	—	—	—	—	—	—	—	—	—	—

DRAFT E 11TH ST. NCCD

Outdoor Sports and Recreation	P	P	P	P	P	P	P	P	P	—	P	P
Pawn Shop Services	P	P	—	P	—	—	—	—	—	—	—	—
Personal Improvement Services	P	P	P	P	P	—	—	—	—	—	—	—
Personal Services	P	P	P	P	P	P	P	P	P	—	P	P
Pet Services	P	P	P	P	P	P	P	P	P	P	P	P
Plant Nursery	P	P	—	—	—	—	—	—	—	—	—	—
Printing and Publishing Services	P	P	—	—	—	—	—	—	—	—	—	—
Professional Office	P	P	P	P	P	P	P	P	P	—	P	P
Research Services	P	P	P	P	P	P	P	P	P	—	P	P
Restaurant—Limited	P	P	P	P	P	P	P	P	P	—	P	P
Restaurant—General	P	P	P	P	P	P	P	P	P	—	P	P
Service Station	P	P	P	—	—	—	—	—	—	—	—	—
Software Development	P	P	—	—	—	—	—	—	—	—	—	—
Theater	P	P	—	—	—	—	—	—	—	—	—	—
Vehicle Storage	P	P	—	—	—	—	—	—	—	—	—	—
Veterinary Services	P	P	—	—	—	—	—	—	—	—	—	—
<b>Industrial Uses</b>												
Custom Manufacturing	P	P	—	—	—	—	—	—	—	—	—	—
Limited Warehousing and Distribution	P	P	—	—	—	—	—	—	—	—	—	—
<b>Agricultural Uses</b>												
Community Garden	P	P	—	—	—	—	—	—	—	—	—	—
Indoor Crop Production	P	P	—	—	—	—	—	—	—	—	—	—
Urban Farm	P	P	—	—	—	—	—	—	—	—	—	—
*An automotive rental use and a cocktail lounge use are prohibited except as an accessory use to a hotel/motel use.												
** A commercial off-street parking is prohibited except in a structured parking facility whose main purpose is accessory onsite parking for a principal use.												
***-Subject to 25-2-839 (13-2-235 & 13-2-273)												
(PC) Permitted in the district, but under some circumstances may be conditional												

**PART 6.** Site Development Standards, Permitted Use, Conditional Uses, and Prohibited Uses for Subdistrict 4.

A. The base zoning district will establish site development standards for all properties located in Subdistrict 4.

DRAFT E 11TH ST. NCCD

The base zoning district will establish permitted, conditional, and prohibited uses for all properties located in Subdistrict 4.

DRAFT

DRAFT E 11TH ST. NCCD

**PART 7. Building Development Standards for Subdistricts 1, 2, 3.**

STANDARDS	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3
<b>MINIMUM LOT SIZE</b>	None	None	50' sq./ft.
<b>MINIMUM LOT WIDTH</b>	25'	25'	50'
<b>MAXIMUM BUILDING HEIGHT</b>	60'	40'	Tract 2, 3: 100' Tract 4: 200' Tract 5: 60' Tract 6: 50' Tract 7: 160' Tracts: 8, 9, 11, 12: 40' Tract 10: 70'
<b>FRONT YARD SETBACK (MINIMUM)</b>	None	15'	None
<b>STREET SIDE YARD SETBACK</b>	None	10 feet	None
<b>INTERIOR SIDE YARD SETBACK</b>	None	5 feet	None
<b>REAR YARD SETBACK</b>	None	5 feet	None
<b>MAXIMUM IMPERVIOUS COVER FOR NEW CONSTRUCTION</b>	95%	80%	<b>Tracts 1, 2, 3, 4, 7, 12 (100%)</b> <b>Tracts 5, 6, 8, 9, 10, 11 (95%)</b>
<b>MAXIMUM IMPERVIOUS COVER FOR EXISTING STRUCTURES</b>	100%	80%	<b>Tracts 1, 2, 3, 4, 7, 12 (100%)</b> <b>Tracts 5, 6, 8, 9, 10, 11 (95%)</b>
<b>MAXIMUM BUILDING COVERAGE FOR NEW CONSTRUCTION</b>	95%	60%	<b>Tracts 1, 2, 3, 4, 7, 12 (100%)</b> <b>Tracts 5, 6, 8, 9, 10, 11 (95%)</b>
<b>MAXIMUM BUILDING COVERAGE FOR EXISTING STRUCTURES</b>	100%	60%	<b>Tracts 1, 2, 3, 4, 7, 12 (100%)</b> <b>Tracts 5, 6, 8, 9, 10, 11 (95%)</b>
<b>MAXIMUM FLOOR AREA RATIO (FAR)</b>	2:01	1:01	<b>Tracts 4, 5, 6, 7, 8, 9, 10 ( 3.6:1)</b> <b>Tracts 11, 12 (2:1)</b> <b>Tracts 1, 2, 3 (3.75:1)</b>

**Part 8. Additional Regulations for Subdistrict 1**

- A. Properties are subject to Article 10. Compatibility Standards except for following:
1. Building height limits
  2. Building setbacks
  3. All regulations applicable to sites within 540 feet of a townhouse and condominium residence (SF-6) or more restrictive zoning district
- B. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property.
- C. Vehicular access is prohibited from East 11<sup>th</sup> Street.



DRAFT E 11TH ST. NCCD

- D. The ground floor of all buildings must contain a minimum of 80 percent occupant space
- E. The following uses list permitted uses exceptions

**Part 9. Additional Regulations for Subdistrict 3**

**A. Building Heights**

- 1. On Tract 4, within 30 feet of East 11th Street the maximum building height is 60 feet.
- 2. On Tract 7, within 50 feet of East 9th Street the maximum building height is 50 feet.
- 3. On Tract 9, within 30 feet of East 9th Street the maximum building height is 50 feet.

**B. Building Design and Site Orientation**

- 1. The following applies to buildings on Tracts 4 and 7 that exceed a height of 120 feet:
  - a. A building must be oriented so that its dimension is within 30 degrees of a parallel of the north property line.
  - b. The combined width of all the buildings on Tracts 4 and 7 may not exceed 206 feet. The width of a building is determined by measuring the building face closest to the west property line at its widest point above 120 feet.
- 2. On Tracts 4, 7, and 9, the distance between buildings than are greater than 60 feet in height must be at least 60 feet.
- 3. A 30-foot pedestrian way must be located on Tract 4 or Tract 7 between the north property line of Tract 9 and a line that 130 feet away from and parallel to the north of property line of Tract 4.
- 4. Motorized vehicular ingress and egress is prohibited from Tracts 5, 6, and 8 to San Marcos Street, except to access a residential use.
- 5. Surface parking is prohibited within 30 feet of the east property lines of Tracts 6 and 8 and the south property lines of Tracts 9 and 8.

**C. Uses**

- 1. Ten percent open space shall be provided on Tracts 4, 5, 6, 7, 8, and 9, cumulatively.
- 2. Only residential uses are permitted within 60 feet of the east property line of Tracts 6 and 8 and the south property line of Tract 8.
- 3. All residential uses are allowed in Subdistrict 3.
- 4. Drive-in services are prohibited as an accessory use to a restaurant (general and limited).

A restaurant (general) use on Tract 11 may not exceed 1800 square feet.

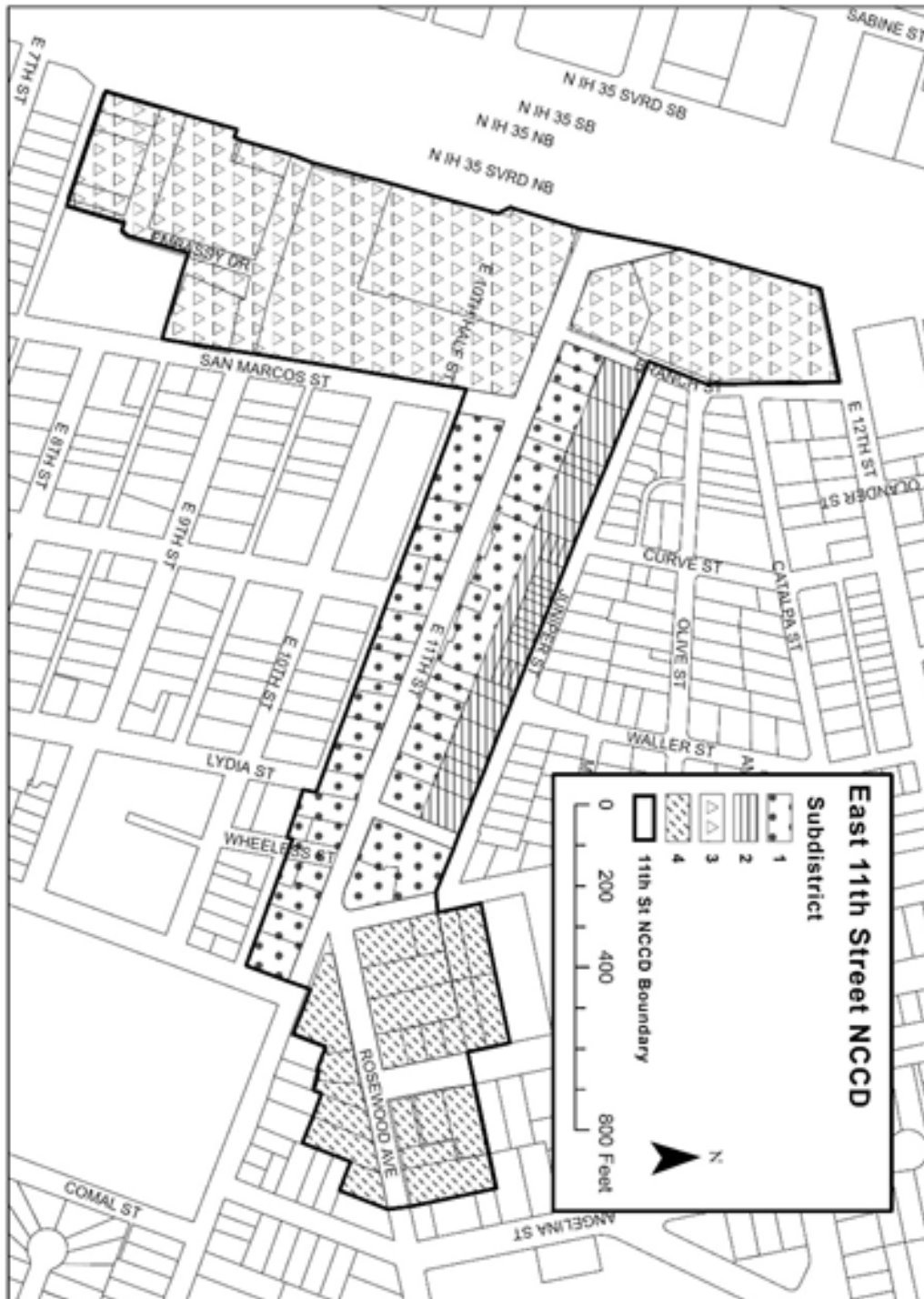
DRAFT E 11TH ST. NCCD

Appendix A: Boundary Map



DRAFT E 11TH ST. NCCD

Appendix B: Subdistrict Map



DRAFT E 11TH ST. NCCD

Appendix C: Subdistrict 3 Tract Map

