

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

1 **AN ORDINANCE AMENDING ORDINANCE NO. 040826-61 TO MODIFY THE**  
2 **LAND USE PLAN FOR THE MUELLER PLANNED UNIT DEVELOPMENT**  
3 **PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED**  
4 **UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT**  
5 **(PUD) DISTRICT FOR THE PROPERTY LOCATED AT IH-35 and 51<sup>st</sup> STREET.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** Mueller Planned Unit Development (“Mueller PUD”) is comprised of  
10 approximately 697.036 acres of land located generally in the vicinity of IH-35 and 51<sup>st</sup>  
11 Street, and more particularly described in the metes and bounds in the land use plan  
12 incorporated into Ordinance No. 040826-61.

13  
14 **PART 2.** Mueller PUD was approved August 26, 2004 under Ordinance No. 040826-61, and  
15 amended under Ordinance No. 20070503-065 and Ordinance No. 20090423-087, and with  
16 one administrative amendment approved on July 24, 2015, by the director of the Planning  
17 and Zoning Department (“Mueller PUD Ordinance”).

18  
19 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended  
20 to change the base district from planned unit development (PUD) district to planned unit  
21 development (PUD) district on the property generally known as the Mueller planned unit  
22 development described in Zoning Case No. C814-04-0055.04.SH, on file at the Planning  
23 and Zoning Department, now locally known as IH-35 and 51<sup>st</sup> Street, in the City of Austin,  
24 Travis County, Texas, and generally identified in the map attached as **Appendix “A”**.

25  
26 **PART 4.** This ordinance, together with the attached Appendix “A” and Appendix “B”,  
27 constitutes the amended land use plan for the Mueller PUD and amends the Mueller PUD  
28 Ordinance. The Mueller PUD shall conform to the permitted uses and development  
29 standards and criteria, limitations and conditions set forth in the ordinance and the land use  
30 plan, as amended, on record in the Planning and Zoning Department in File No. C814-04-  
31 0055.04.SH. If this ordinance and the attached exhibits conflict, the ordinance applies.

32  
33 **PART 5.** The attached exhibits D, E, F and I, amend and replace the corresponding  
34 exhibits to Ordinance No. 040826-61, as amended, and are incorporated into this ordinance  
35 in their entirety as though set forth fully in the text of this ordinance. The exhibits are as  
36 follows:  
37

|             |                                                       |
|-------------|-------------------------------------------------------|
| Appendix A: | Zoning Map                                            |
| Appendix B: | Zoning Use Summary Table – Exhibit D                  |
|             | Site Development Regulations – Exhibit E              |
|             | Density Table – Exhibit F                             |
|             | Off Street Parking Regulations and Ratios – Exhibit I |

**PART 6.** The Mueller PUD land use plan under the Mueller PUD Ordinance, is modified and amended as shown in this Part 6 as to land use areas, density, site development standards, parking and permitted uses.

A. Part 4.A. (*Definitions*) of the Mueller PUD Ordinance is amended as shown in this Section A.

(17) COTTAGE HOUSE means a detached, single-family residential unit with adjacent off-site shared parking in a separate lot.

B. Part 6.A. (Zoning) of the Mueller PUD Ordinance is amended as to Section 10 and to add a new Section 11 as follows:

(10) Subsection (B) of Section 25-2-513 (Openness of Required Yards) is modified to allow a non-cantilevered bay window (one built at grade) - and other features, or projections - to project two feet into a required street yard.

(11) Subsection (G) of Section 25-2-513 (Openness of Required Yards is modified as shown.

This subsection applies to ~~[a building located in a multifamily residence medium density (MF-3) or more restrictive district]~~ residential uses, not including Cottage Houses. A covered porch, with or without columns, that is open on three sides may project ~~[five]~~ three feet into a required front yard, a street side yard, or both.

C. The site development regulations are revised to allow for smaller cottage houses, define the common courtyard setback, and clarify setbacks from alleys and encroachments for porches. These changes are identified on the Site Development Regulations Table – Exhibit “E”.

1 D. The Zoning Use Summary Table, Exhibit “D” is amended to provide land use  
2 categories not in existence at the adoption of Ordinance No. 040826-61 and to revise  
3 the permitted, non permitted, and conditional uses within the Mueller PUD.  
4

5 E. The total maximum square footage for commercial uses is increased to 5.88 million  
6 square feet and the total maximum number of dwelling units is increased to 7,790  
7 dwelling units and has been reallocated as shown on the attached 2020 Mueller PUD  
8 Density Table-Exhibit “F”.  
9

10 F. Part 6. E. (*Transportation*) (6) is modified as follows:

11  
12 Section 25-6, Article 7 (*Off-Street Parking*) and Section 25-6, Appendix A (*Tables*  
13 *of Off-Street Parking and Loading Requirements*) [~~do not~~ may apply in the  
14 Mueller PUD, if less restrictive. Otherwise, development in the Mueller PUD shall  
15 comply with Exhibit I (*Off-street Parking Regulations and Ratios*).  
16

17 **PART 7.** Except as otherwise provided for in this ordinance, the terms and conditions of  
18 the Mueller PUD Ordinance remain in effect.  
19

20 **PART 8.** This ordinance takes effect on \_\_\_\_\_, 2020.  
21

22  
23 **PASSED AND APPROVED**  
24

25 §

26 §

27 §

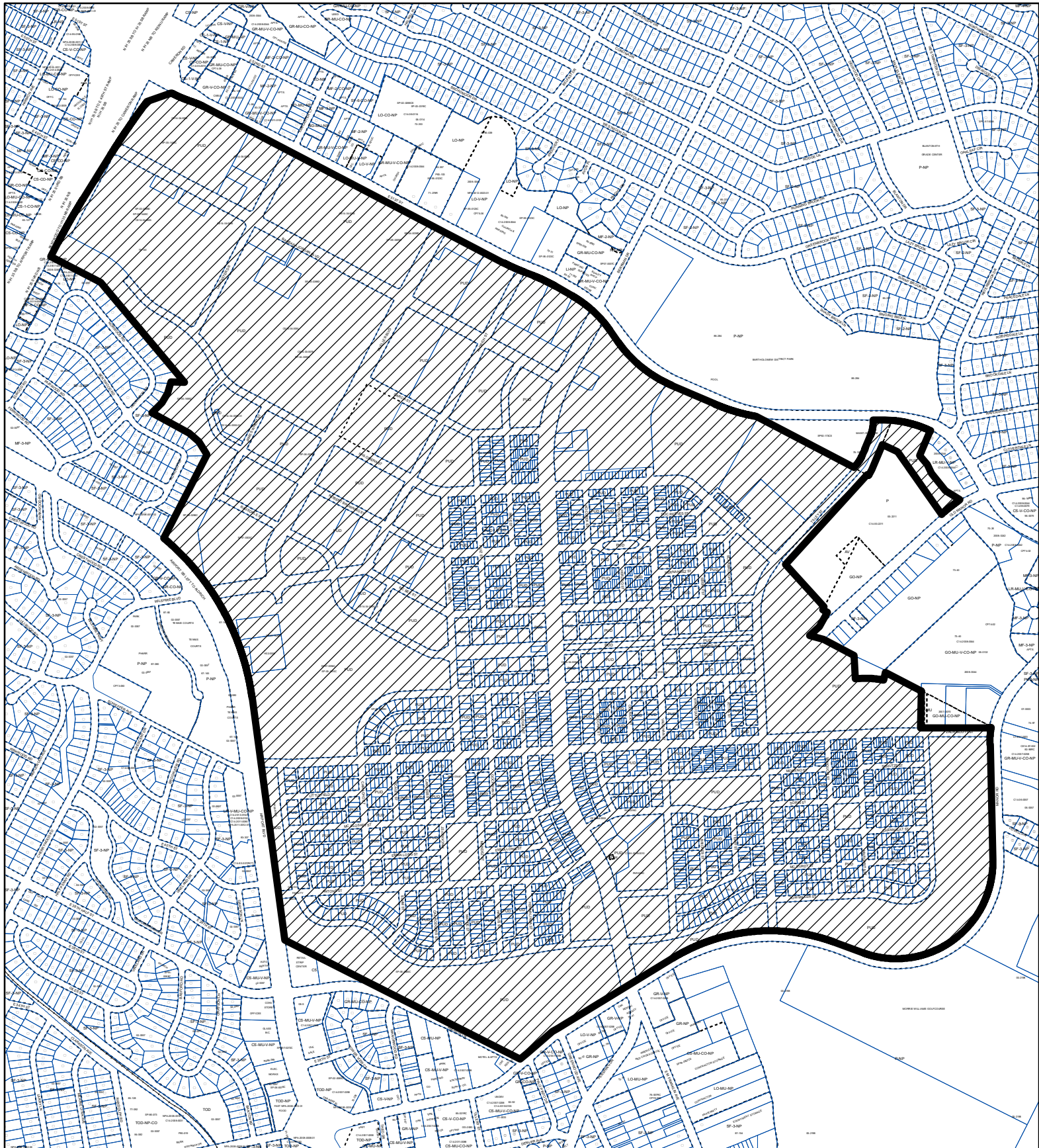
28 \_\_\_\_\_, 2020

29 Steve Adler  
30 Mayor  
31

32 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
33

34 Anne L. Morgan  
35 City Attorney  
36  
37

Jannette S. Goodall  
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-04-0055.04.SH

Appendix A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 1,000'

# Appendix B

# EXHIBIT D: ZONING USE SUMMARY TABLE

| EXHIBIT D                                                                                                                                                                                                                                                        |      |      |      |      |      |      |      |      |      |      |      |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE                                                                                                                                                                                                        |      |      |      |      |      |      |      |      |      |      |      |      |
| Proposed amendments are shown in red bold text.      P = Permitted Use      C = Conditional Use Permit      NP = Not Permitted<br>NOTE: This list is being amended to include new land uses that are listed in Chapter 25-2 Zoning of the Land Development Code. |      |      |      |      |      |      |      |      |      |      |      |      |
| RESIDENTIAL USES                                                                                                                                                                                                                                                 | TC-1 | TC-2 | EC-1 | EC-2 | SETO | MR-1 | MR-2 | MR-3 | MR-4 | OS-1 | OS-2 | OS-3 |
| Bed & Breakfast (Group 1)                                                                                                                                                                                                                                        | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Bed & Breakfast (Group 2)                                                                                                                                                                                                                                        | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Condominium Residential                                                                                                                                                                                                                                          | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Conservation Single Family Residential                                                                                                                                                                                                                           | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Cottage House                                                                                                                                                                                                                                                    | NP   | NP   | NP   | NP   | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Duplex Residential                                                                                                                                                                                                                                               | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Group Residential                                                                                                                                                                                                                                                | NP   | NP   | NP   | NP   | P+   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Mueller House                                                                                                                                                                                                                                                    | NP   | NP   | NP   | NP   | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Mobile Home Residential                                                                                                                                                                                                                                          | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Multifamily Residential                                                                                                                                                                                                                                          | NP   | NP   | NP   | NP   | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Retirement Housing (Small Site)                                                                                                                                                                                                                                  | P    | P    | P    | P    | P+   | P    | P    | P    | P    | NP   | NP   | NP   |
| Retirement Housing (Large Site)                                                                                                                                                                                                                                  | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Row House                                                                                                                                                                                                                                                        | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Shop House                                                                                                                                                                                                                                                       | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Single-Family Attached Residential                                                                                                                                                                                                                               | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Single-Family Residential                                                                                                                                                                                                                                        | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Small Lot Single-Family Residential                                                                                                                                                                                                                              | NP   | NP   | NP   | NP   | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Townhouse Residential                                                                                                                                                                                                                                            | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Two-Family Residential                                                                                                                                                                                                                                           | NP   | NP   | NP   | NP   | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| Yard House                                                                                                                                                                                                                                                       | NP   | NP   | NP   | P    | NP   | P    | P    | P    | P    | NP   | NP   | NP   |
| COMMERCIAL USES                                                                                                                                                                                                                                                  | TC-1 | TC-2 | EC-1 | EC-2 | SETO | MR-1 | MR-2 | MR-3 | MR-4 | OS-1 | OS-2 | OS-3 |
| Administrative and Business Offices                                                                                                                                                                                                                              | P    | P    | P    | P    | P+   | P    | P    | P    | P    | NP   | P    | NP   |
| Agricultural Sales and Services                                                                                                                                                                                                                                  | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Alternative Financial Services                                                                                                                                                                                                                                   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Art Gallery                                                                                                                                                                                                                                                      | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | P    | NP   |
| Art Workshop                                                                                                                                                                                                                                                     | P    | P    | P    | P    | NP   | P    | P    | P    | P    | NP   | P    | NP   |
| Automotive Rentals                                                                                                                                                                                                                                               | P+   | P+   | P+   | P+   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Automotive Repair Services                                                                                                                                                                                                                                       | NP   | NP   | P+   | P+   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Automotive Sales                                                                                                                                                                                                                                                 | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Automotive Washing (of any type)                                                                                                                                                                                                                                 | NP   | NP   | P    | P    | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Bail Bond Services                                                                                                                                                                                                                                               | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Building Maintenance Services                                                                                                                                                                                                                                    | NP   | NP   | P    | P    | NP   | NP   | NP   | NP   | NP   | NP   | NP   | NP   |
| Business or Trade School                                                                                                                                                                                                                                         | P    | P    | P    | P+   | P    | P    | P    | P    | P    | NP   | P    | NP   |
| Business Support Services                                                                                                                                                                                                                                        | P    | P    | P    | P+   | P    | P    | P    | P    | P    | NP   | NP   | NP   |

+ The maximum cumulative gross floor area for an Administrative and Business Offices use and a Professional Office use is 80,000 square feet.

\* An automotive rental use may keep not more than 20 vehicles on site. Maximum cumulative site area is 22,000 square feet in each Land Use Area.

\*A single occupant may not exceed 2,400 square feet of gross building area.

+ Maximum cumulative gross floor area is 200,000 square feet for a Business or Trade School use.

+ Maximum cumulative gross floor area is 20,000 square feet for a Business Support Services use.

# EXHIBIT D: ZONING USE SUMMARY TABLE

| MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE         |    |    |    |    |    |    |    |    |    |    |    |    |
|-------------------------------------------------------------------|----|----|----|----|----|----|----|----|----|----|----|----|
| Proposed amendments are shown in red bold text.                   |    |    |    |    |    |    |    |    |    |    |    |    |
| P = Permitted Use C = Conditional Use Permit NP = Not Permitted   |    |    |    |    |    |    |    |    |    |    |    |    |
| COMMERCIAL USES continued                                         |    |    |    |    |    |    |    |    |    |    |    |    |
| Campground                                                        | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Carriage Stable                                                   | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Cocktail Lounge                                                   | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* |
| Commercial Blood Plasma Center                                    | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Commercial Off-Street Parking                                     | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Communications Services                                           | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Construction Sales and Services                                   | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Consumer Convenience Services                                     | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Consumer Repair Services                                          | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Convenience Storage                                               | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Drop-Off Recycling Collection Facility                            | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Electronic Prototype Assembly                                     | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Electronic Testing                                                | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Equipment Repair Services                                         | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Equipment Sales                                                   | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Exterminating Services                                            | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Financial Services #                                              | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Food Preparation                                                  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Food Sales #                                                      | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Funeral Services                                                  | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| General Retail Sales (Convenience) #                              | P  | 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  | P  |
| Hotel-Motel                                                       | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Indoor Entertainment                                              | P  | 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  | P  |
| Kennels                                                           | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* |
| Laundry Services                                                  | P* | 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  |
| Marina                                                            | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Medical Offices --<br>exceeding 5000 sq. ft. gross floor area     | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Medical Offices --<br>not exceeding 5000 sq. ft. gross floor area | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |

\* A single occupant may not exceed 5,000 square feet, unless greater square footage is approved as a condition.  
 \*\* Use is only allowed in Lot 1, Block 30 and Lot 2, Block 30 of Amended Plat of Mueller Section IV Subdivision, and a single occupant may not exceed 5,000 10,000 square feet, unless greater square footage is approved as a condition.  
 \*\*\* A single occupant may not exceed 2,500 square feet, unless greater square footage is approved as a condition.

+ Maximum cumulative gross floor area is 4,000 square feet for a Financial Services use. + May not be the only use in a building.  
 Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+ Maximum cumulative gross floor area is 3,500 square feet for a Food Sales use. + May not be the only use in a building.  
 Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+ Maximum cumulative gross floor area is 3,000 square feet for a General Retail Sales (Convenience) use. + A single occupant may not occupy more than 1,500 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

\* A kennel use must be conducted entirely within an enclosed structure.

\* A single occupant may not exceed 2,000 Square feet.

+ Maximum cumulative gross floor area is 400,000 square feet for a Medical Office use (exceeding 5,000 sq. ft. gross floor area).  
 ++ The cumulative total gross site area dedicated to all Medical Office and Hospital Services uses combined shall not exceed 860,000 GSF.

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# EXHIBIT D: ZONING USE SUMMARY TABLE

| MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE |      |      |      |      |         |    |    |    |    |      |      |      |
|-----------------------------------------------------------|------|------|------|------|---------|----|----|----|----|------|------|------|
| Proposed amendments are shown in red bold text.           |      |      |      |      |         |    |    |    |    |      |      |      |
| COMMERCIAL USES continued                                 |      |      |      |      |         |    |    |    |    |      |      |      |
|                                                           | TC-1 | TC-2 | EC-1 | EC-2 | SECTION |    |    |    |    | MR-1 | MR-2 | MR-3 |
|                                                           |      |      |      |      |         |    |    |    |    |      |      |      |
| Monument Retail Sales                                     | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Off-Site Accessory Parking                                | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Outdoor Entertainment                                     | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | P    |
| Outdoor Sports and Recreation                             | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | P    |
| Pawn Shop Services                                        | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | P    |
| Pedicab Storage and Dispatch                              | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Personal Improvement Services                             | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Personal Services #                                       | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Pet Services                                              | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Plant Nursery                                             | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Printing and Publishing                                   | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Professional Office                                       | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Recreational Equipment Maint. & Stor.                     | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Recreational Equipment Sales                              | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Research Assembly Services                                | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Research Services                                         | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Research Testing Services                                 | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Research Warehousing Services                             | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Restaurant (General) #                                    | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Restaurant (Limited) #                                    | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Scrap and Salvage                                         | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Service Station                                           | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Software Development                                      | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Special Use Historic                                      | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | P    |
| Stables                                                   | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | P    |
| Theater                                                   | P    | P    | P    | P    | P       | P  | P  | P  | P  | P    | P    | NP   |
| Vehicle Storage                                           | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |
| Veterinary Services                                       | NP   | NP   | NP   | NP   | NP      | NP | NP | NP | NP | NP   | NP   | NP   |

# EXHIBIT D: ZONING USE SUMMARY TABLE

| MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE       |      |      |      |      |         |    |    |      |      |      |      |      |      |
|-----------------------------------------------------------------|------|------|------|------|---------|----|----|------|------|------|------|------|------|
| Proposed amendments are shown in red bold text.                 |      |      |      |      |         |    |    |      |      |      |      |      |      |
| P = Permitted Use C = Conditional Use Permit NP = Not Permitted |      |      |      |      |         |    |    |      |      |      |      |      |      |
| CIVIC USES                                                      | TC-1 | TC-2 | EC-1 | EC-2 | SECTION |    |    | MR-1 | MR-2 | MR-3 | MR-4 | OS-1 | OS-2 |
| Administrative Services                                         | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Aviation Facilities                                             | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | NP   |
| Camp                                                            | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | P    |
| Cemetery                                                        | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | NP   |
| Club or Lodge #                                                 | P    | P    | P    | P+   | P       | P  | P  | P    | NP   | NP   | NP   | NP   | NP   |
| College and University Facilities                               | P    | P    | P    | P    | P+      | P  | P  | P    | NP   | NP   | NP   | NP   | NP   |
|                                                                 | P    | P    | P    | P    | P       | P  | P  | P    | NP   | NP   | NP   | NP   | NP   |
| Communication Service Facilities                                | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | NP   |
| Community Events                                                | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | NP   |
| Community Recreation (Private)                                  | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Community Recreation (Public)                                   | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Congregate Living                                               | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Convalescent Services                                           | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Convention Center                                               | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | NP   |
| Counseling Services                                             | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Cultural Services                                               | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Day Care Services (Commercial) #                                | P    | P    | P    | P+   | P       | P  | P  | P    | P    | P    | P    | NP   | P    |
| Day Care Services (General)                                     | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | NP   | P    |
| Day Care Services (Limited)                                     | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | NP   | P    |
| Detention Facilities                                            | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | NP   |
| Employee Recreation                                             | NP   | NP   | NP   | P    | P       | P  | P  | P    | NP   | NP   | NP   | NP   | NP   |
| Family Home                                                     | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | NP   | NP   |
| Group Home, Class I (General)                                   | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | NP   | NP   |
| Group Home, Class I (Limited)                                   | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | NP   | NP   |
| Group Home, Class II                                            | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | NP   | NP   |
| Guidance Services                                               | P    | P    | P    | P    | P       | P  | P  | P    | NP   | NP   | NP   | NP   | NP   |
| Hospital Services (General)                                     | P    | P    | P    | P    | P       | P  | P  | P    | NP   | NP   | NP   | NP   | NP   |
| Hospital Services (Limited)                                     | P    | P    | P    | P    | P       | P  | P  | P    | NP   | NP   | NP   | NP   | NP   |
| Local Utility Services                                          | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Maintenance and Service Facilities                              | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | NP   |
| Major Public Facilities                                         | C    | C    | C    | C    | C       | C  | C  | C    | NP   | NP   | NP   | NP   | NP   |
| Major Utility Facilities                                        | NP   | NP   | C    | C    | C       | C  | C  | C    | NP   | NP   | NP   | NP   | NP   |
| Military Installations                                          | NP   | NP   | NP   | NP   | NP      | NP | NP | NP   | NP   | NP   | NP   | NP   | NP   |
| Park and Recreation Services (General)                          | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Park and Recreation Services (Special)                          | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | P    | P    |
| Postal Facilities                                               | P    | P    | P    | P    | P       | P  | P  | P    | P    | P    | P    | NP   | NP   |

# EXHIBIT D: ZONING USE SUMMARY TABLE

| MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE                                                                                                                                                                                                                                                                                                                                                            |      |    |    |    |      |    |    |    |      |       |      |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----|----|----|------|----|----|----|------|-------|------|------|
| Proposed amendments are shown in red bold text.                                                                                                                                                                                                                                                                                                                                                                      |      |    |    |    |      |    |    |    |      |       |      |      |
| P = Permitted Use C = Conditional Use Permit NP = Not Permitted                                                                                                                                                                                                                                                                                                                                                      |      |    |    |    |      |    |    |    |      |       |      |      |
| CIVIC USES continued                                                                                                                                                                                                                                                                                                                                                                                                 |      |    |    |    |      |    |    |    |      |       |      |      |
| Private Primary Educational Facilities<br>Private Secondary Educational Facilities<br>Public Primary Educational Facilities<br>Public Secondary Educational Facilities<br>Railroad Facilities<br>Religious Assembly<br>Residential Treatment<br>Safety Services<br>Telecommunication tower -- subject to 25-2-839 (13-2-235 and 13-2-273)<br>Transitional Housing<br>Transportation Terminal<br>All other Civic Uses | TC-1 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | TC-2 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | TC-3 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-1 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-2 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-3 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-1 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-2 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-3 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-4 | P  | P  | P  | EC-1 | P  | P  | P  | EC-2 | SETON | MR-1 | MR-2 |
| INDUSTRIAL USES                                                                                                                                                                                                                                                                                                                                                                                                      |      |    |    |    |      |    |    |    |      |       |      |      |
| Basic Industry<br><br>Custom Manufacturing<br><br>General Warehousing and Distribution<br>Light Manufacturing<br>Limited Warehousing and Distribution<br>Recycling Center<br>Resource Extraction                                                                                                                                                                                                                     | TC-1 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | TC-2 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | TC-3 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-1 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-2 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-3 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-1 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-2 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-3 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-4 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
| AGRICULTURAL USES                                                                                                                                                                                                                                                                                                                                                                                                    |      |    |    |    |      |    |    |    |      |       |      |      |
| Animal Production<br>Community Garden<br>Crop Production<br>Horticulture<br>Indoor Crop Production<br>Support Housing<br>Urban Farm<br>All Other Agricultural Uses                                                                                                                                                                                                                                                   | TC-1 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | TC-2 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | TC-3 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-1 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-2 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | OS-3 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-1 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-2 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-3 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | MR-4 | NP | NP | NP | EC-1 | NP | NP | NP | EC-2 | SETON | MR-1 | MR-2 |

\* A single occupant may not exceed 5,000 square feet if gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited.

\*\* A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited.

\* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.

# EXHIBIT E: SITE DEVELOPMENT REGULATIONS

## EXHIBIT E MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

|                                       | MIXED RESIDENTIAL AREA (MR)                   |                                 |                           |                      |                          |          |
|---------------------------------------|-----------------------------------------------|---------------------------------|---------------------------|----------------------|--------------------------|----------|
|                                       | RESIDENTIAL YARD HOUSE                        | RESIDENTIAL ROW/SHOP HOUSE      | RESIDENTIAL MUELLER HOUSE | COTTAGE HOUSE        | RESIDENTIAL MULTI-FAMILY | CIVIC    |
| Minimum Lot Size                      | 1,200 SF<br>1,400 SF on corner lots           | 600 SF<br>800 SF on corner lots | 7,000 SF                  | See Exhibit E Page 6 | 12,500 SF                | 2,500 SF |
| Minimum Lot Width                     | 25 FT. on corner lot                          | 14 FT.<br>19 FT. on corner lot  | 70 FT.                    | See Exhibit E Page 6 | 80 FT.                   | 25 FT.   |
| Maximum Height                        | 35 FT.                                        | 40 FT. and 3 stories            | 40 FT. and 3 stories      | See Exhibit E Page 6 | 65 FT.                   | 65 FT.   |
| Minimum Front Yard Setback            | 5 FT.                                         | 5 FT.                           | 10 FT.                    | See Exhibit E Page 6 | 5 FT.                    | 0 FT.    |
| Minimum Street Side Yard Setback      | 5 FT.                                         | 5 FT.                           | 10 FT.                    | See Exhibit E Page 6 | 5 FT.                    | 0 FT.    |
| Minimum Interior Side Yard Setback    | 3 FT.-1 IN <sup>1</sup> or 0 FT. <sup>2</sup> | 0 FT. <sup>4</sup>              | 5 FT.                     | See Exhibit E Page 6 | 10 FT.                   | 0 FT.    |
| Minimum Rear Yard Setback             | 5 FT.                                         | 5 FT.                           | 5 FT.                     | See Exhibit E Page 6 | 5 FT.                    | 0 FT.    |
| Maximum Impervious Cover              | 75%                                           | 95%                             | 75%                       | See Exhibit E Page 6 | 90%                      | 100%     |
| Common Courtyard Setback <sup>5</sup> | 0 FT.                                         | 0 FT.                           | N/A                       | See Exhibit E Page 6 | N/A                      | N/A      |

### FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building space of at least seven (7) feet.
2. One side of a yard house exterior wall may be located on one of the lot's side property lines, however the exterior sideyard-facing building walls of adjoining lots must be separated by a minimum of five (5) feet. (Access and/or maintenance easements may need to be created by individual builders or property owners to facilitate maintenance of buildings and/or areas that are located on or very close to an interior sideyard property line.)
3. Commercial site development standards apply to Custom Manufacturing.
4. The minimum interior side yard setback for residential row houses and shop house is 0 feet; this includes side yards along alleys, and chamfered corners at alley intersections.
5. Common Courtyard Lot Lines are adjacent to common courtyard spaces.

### GENERAL NOTES:

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- ~~Uncovered~~ Covered steps ~~or~~ a covered porch or stoop with or without columns may project three feet into a required front yard, street yard, or both, not including Cottage Houses.
- For parks, see site development regulations under Open Space.

Proposed amendments are shown in red bold text.

# EXHIBIT E: SITE DEVELOPMENT REGULATIONS

## MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

| TOWN CENTER MIXED USE (TC)         |                                 |              |          |
|------------------------------------|---------------------------------|--------------|----------|
|                                    | ROW/SHOP HOUSE                  | MULTI-FAMILY | CIVIC    |
| Minimum Lot Size                   | 600 SF<br>800 SF on corner lots | 12,500 SF    | 2,500 SF |
| Minimum Lot Width                  | 14 FT.<br>19 FT. on corner lot  | 80 FT.       | 25 FT.   |
| Maximum Height (TC-1) <sup>2</sup> | 40 FT. and 3 stories            | 100 FT.      | 100 FT.  |
| Maximum Height (TC-2) <sup>2</sup> | 40 FT. and 3 stories            | 65 FT.       | 65 FT.   |
| Minimum Front Yard Setback         | 5 FT.                           | 0 FT.        | 0 FT.    |
| Minimum Street Side Yard Setback   | 5 FT.                           | 5 FT.        | 0 FT.    |
| Minimum Interior Side Yard Setback | 0 FT.                           | 5 FT.        | 0 FT.    |
| Minimum Rear Yard Setback          | 5 FT.                           | 0 FT.        | 0 FT.    |
| Maximum Impervious Cover           | 95%                             | 95%          | 100%     |

### FOOTNOTES:

- 1) Parking facilities in Town Center may be retained in common for reciprocal use by Town Center commercial and office civic tenants (but such facilities are not required) and may (but need not) be included as part of the building lot.
- 2) Subject to compatibility standards external to the site.
- 3) Commercial site development standards apply to Custom Manufacturing.

### GENERAL NOTES:

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- Uncovered steps of a porch or stoop may project into a required yard.

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# EXHIBIT E: SITE DEVELOPMENT REGULATIONS

## MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

| EMPLOYMENT CENTER (EC)             |                                 |                          |                                    |                         |
|------------------------------------|---------------------------------|--------------------------|------------------------------------|-------------------------|
|                                    | RESIDENTIAL ROW/SHOP HOUSE      | RESIDENTIAL MULTI-FAMILY | CIVIC                              | COMMERCIAL <sup>2</sup> |
| Minimum Lot Size                   | 600 SF<br>800 SF on corner lots | 12,500 SF                | 3,600 SF<br>4,000 SF on corner lot | 3,600 SF                |
| Minimum Lot Width                  | 14 FT.<br>19 FT. on corner lot  | 80 FT.                   | 50 FT.                             | 50 FT.                  |
| Maximum Height <sup>1</sup>        | 40 FT. and 3 stories            | 75 FT.                   | 75 FT.                             | 75 FT.                  |
| Minimum Front Yard Setback         | 5 FT.                           | 5 FT.                    | 0 FT.                              | 0 FT.                   |
| Minimum Street Side Yard Setback   | 5 FT.                           | 5 FT.                    | 0 FT.                              | 0 FT.                   |
| Minimum Interior Side Yard Setback | 0 FT.                           | 10 FT.                   | 10 FT.                             | 10 FT.                  |
| Minimum Rear Yard Setback          | 5 FT.                           | 5 FT.                    | 10 FT.                             | 10 FT.                  |
| Maximum Impervious Cover           | 95%                             | 95%                      | 90%                                | 90%                     |

### FOOTNOTES:

- 1) Subject to compatibility standards external to the site.
- 2) Commercial site development standards apply to Custom Manufacturing.

### GENERAL NOTES:

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- Uncovered steps of a porch or stoop may project into a required yard.

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# EXHIBIT E: SITE DEVELOPMENT REGULATIONS

## MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

|                                    | SETON                                                                               |          | OPEN SPACE (OS) <sup>1</sup> |            |
|------------------------------------|-------------------------------------------------------------------------------------|----------|------------------------------|------------|
|                                    |                                                                                     |          | CIVIC                        | COMMERCIAL |
| Minimum Lot Size                   | N/A                                                                                 | 5,000 SF | 5,000 SF                     | 5,000 SF   |
| Minimum Lot Width                  | N/A                                                                                 | 20 FT.   | 20 FT.                       | 20 FT.     |
| Maximum Height <sup>2</sup>        | 120 FT.<br>(Hospital services use, limited & general)<br>85 FT.<br>(all other uses) |          | 35 FT.                       | 35 FT.     |
| Minimum Front Yard Setback         | 0 FT.                                                                               | 5 FT.    | 5 FT.                        | 5 FT.      |
| Minimum Street Side Yard Setback   | 0 FT.                                                                               |          | 5 FT.                        | 5 FT.      |
| Minimum Interior Side Yard Setback | 0 FT.                                                                               |          | 0 FT.                        | 0 FT.      |
| Minimum Rear Yard Setback          | 0 FT.                                                                               |          | 0 FT.                        | 0 FT.      |
| Maximum Impervious Cover           | 80%                                                                                 |          | 75%                          | 75%        |
| Maximum Building Coverage          | 75%                                                                                 |          | N/A                          | N/A        |

### FOOTNOTES:

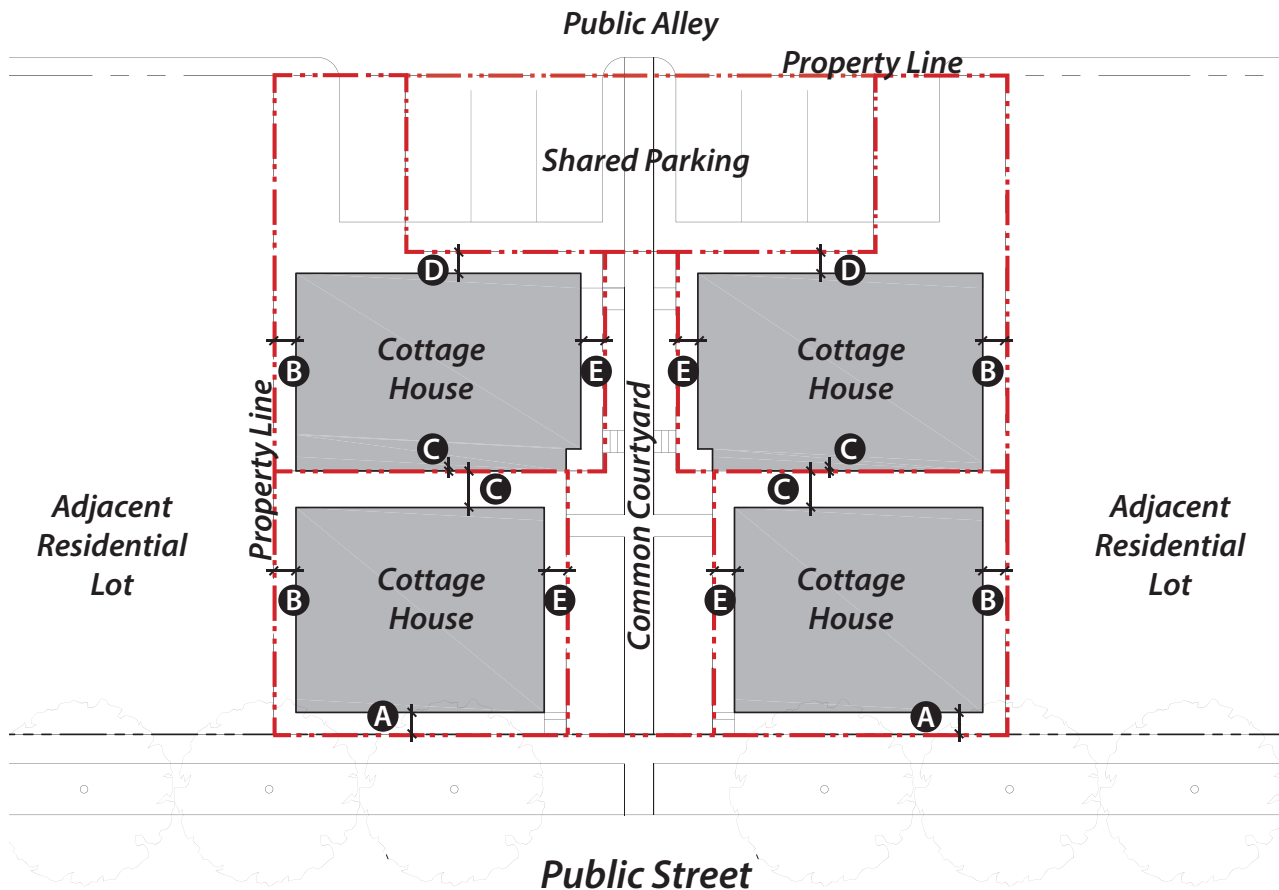
- 1) Includes all park sites: see additional regulations for the Fire Station, Elementary School Site & the Bow-Trussed Hangar Site.
- 2) Subject to compatibility standards external to the site.

# EXHIBIT E: SITE DEVELOPMENT REGULATIONS

## MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

|                                    | OPEN SPACE        |                        |                         |
|------------------------------------|-------------------|------------------------|-------------------------|
|                                    | FIRE STATION SITE | ELEMENTARY SCHOOL SITE | BOW-TRUSSED HANGAR SITE |
| Minimum Lot Size                   | 43,560 SF.        | 174,240 SF.            | 12,000 SF.              |
| Minimum Lot Width                  | 50 FT.            | 20 FT.                 | 20 FT.                  |
| Maximum Height                     | 35 FT.            | 50 FT.                 | 50 FT.                  |
| Minimum Front Yard Setback         | 25 FT.            | 10 FT.                 | 25 FT.                  |
| Minimum Street Side Yard Setback   | 10 FT.            | 10 FT.                 | 10 FT.                  |
| Minimum Interior Side Yard Setback | 10 FT.            | 10 FT.                 | 10 FT.                  |
| Minimum Rear Yard Setback          | 25 FT.            | 10 FT.                 | 30 FT.                  |
| Maximum Impervious Cover           | 65%               | 75%                    | 85%                     |

# **EXHIBIT E:** **COTTAGE HOUSE DEVELOPMENT REGULATIONS**



|          |                                    | COTTAGE HOUSE           |
|----------|------------------------------------|-------------------------|
|          | Minimum Lot Size                   | 800 SF                  |
|          | Minimum Lot Width                  | 20 FT.                  |
|          | Maximum Height                     | 35 FT.                  |
| <b>A</b> | Minimum Front Yard Setback         | 3 FT.                   |
|          | Minimum Street Side Yard Setback   | N/A                     |
| <b>B</b> | Minimum Interior Side Yard Setback | 3 FT.-1 IN <sup>1</sup> |
| <b>C</b> | Minimum Interior Rear Yard Setback | 0 FT. <sup>2</sup>      |
| <b>D</b> | Minimum Rear Yard Setback          | 3 FT.                   |
|          | Maximum Impervious Cover           | 75%                     |
| <b>E</b> | Common Courtyard Setback           | 3 FT.                   |

## FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building space of at least seven (7) feet.
2. One side of a cottage house exterior wall may be located on the lot's interior rear yard property line, however the interior rear yard-facing building walls of adjoining lots must be separated by a minimum of five (5) feet. (Access and/or maintenance easements may need to be created by individual builders or property owners to facilitate maintenance of buildings and/or areas that are located on or very close to an interior rear yard property line.)

## Cottage Block Development Standards

# EXHIBIT F: MUELLER PUD DENSITY TABLE

## EXHIBIT F 2020 MUELLER PUD DENSITY TABLE

| LAND USE AREA                                                                           | LAND AREA (acres) | % OF TOTAL     | 2020 PROPOSED MAXIMUM ALLOWABLE DENSITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------|-------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MIXED RESIDENTIAL 1 (MR-1)<br>(land area excludes neighborhood parks & open space)      | 48.5              | 6.90%          | <ul style="list-style-type: none"> <li>Up to <b>2,140</b> <del>2,035</del> dwelling units, <del>including Congregate Living Units</del></li> <li>Up to 1,991,500 gsf of Civic and/or Commercial Uses <del>(excludes Congregate Living Use)</del></li> </ul>                                                                                                                                                                                                                                                                                                                                                |
| MIXED RESIDENTIAL 2 (MR-2)<br>(land area excludes neighborhood parks & open space)      | 61.5              | 8.80%          | <ul style="list-style-type: none"> <li>Up to <b>4,060</b> <del>836</del> dwelling units, <del>including Congregate Living Units</del></li> <li>Up to 80,000 gsf of Civic and/or Commercial Uses <del>(excludes Congregate Living Use)</del></li> </ul>                                                                                                                                                                                                                                                                                                                                                     |
| MIXED RESIDENTIAL 3 (MR-3)<br>(land area excludes neighborhood parks & open space)      | 65.5              | 9.40%          | <ul style="list-style-type: none"> <li>Up to <b>4,700</b> <del>1,491</del> dwelling units, <del>including Congregate Living Units</del></li> <li>Up to <b>80,000</b> <del>170,000</del> gsf of Civic and/or Commercial Uses <del>(excludes Congregate Living Use)</del></li> </ul>                                                                                                                                                                                                                                                                                                                         |
| MIXED RESIDENTIAL 4 (MR-4)<br>(land area excludes neighborhood parks & open space)      | 24.1              | 3.40%          | <ul style="list-style-type: none"> <li>Up to 500 dwelling units, <del>including Congregate Living Units</del></li> <li>Up to <b>40,000</b> <del>150,000</del> gsf of Civic and/or Commercial Uses <del>(excludes Congregate Living Use)</del></li> </ul>                                                                                                                                                                                                                                                                                                                                                   |
| TOWN CENTER MIXED USE (TC-1 & TC-2)                                                     | 42.0              | 6.00%          | <ul style="list-style-type: none"> <li>Up to <b>2,150</b> <del>2,500</del> dwelling units, all of which must be Multi-Family, Row House or Shop House Units</li> <li>Up to 1,432,500 gsf of Civic and/or Commercial Uses</li> </ul>                                                                                                                                                                                                                                                                                                                                                                        |
| EMPLOYMENT CENTER 1 (EC-1)                                                              | 50.3              | 7.20%          | <ul style="list-style-type: none"> <li>Up to <b>208</b> <del>dwelling units</del></li> <li>Up to <b>2,641,068</b> <del>2,401,068</del> gsf of Civic and/or Commercial Uses</li> <li>Up to <b>60</b> <del>dwelling units</del></li> </ul>                                                                                                                                                                                                                                                                                                                                                                   |
| SETON EMPLOYMENT CENTER (SETON)                                                         | 32.2              | 4.60%          | <p>Refer to Mueller PUD Zoning Use Summary Table for land use maximums. Cumulative maximum square footage for the 32.212 acre Seton tract shall be the lesser of 1,400,541 square feet or the size dictated by the total sizes and types of future facilities which generate a maximum traffic intensity of 21,950 day trips; 1,851 A.M. and 1,917 P.M. peak hour trips as contemplated in the RMMA Catellus Traffic Impact Analysis.</p>                                                                                                                                                                  |
| EMPLOYMENT CENTER 2 (EC-2)                                                              | 43.0              | 6.20%          | <ul style="list-style-type: none"> <li>Up to 308,000 gsf of film production and ancillary space associated with the Austin Film Society</li> <li>Up to <b>250</b> <del>160</del> dwelling units, including Congregate Living units</li> <li>Up to 730,000 gsf of Civic and/or Commercial Uses</li> </ul>                                                                                                                                                                                                                                                                                                   |
| OPEN SPACE/COMMUNITY FACILITIES<br>(land area includes neighborhood parks & open space) | 151.1             | 21.60%         | <ul style="list-style-type: none"> <li>139.7 acres (20% of land area) for greenways, parks, recreation and community centers, excluding school and fire station sites. Maximum gsf allowed within this area: <ul style="list-style-type: none"> <li>Up to 30,000 gsf associated with the Bow-Trussed Hangar site and buildings in OS-2;</li> <li>Up to 35,000 gsf of park-related ancillary structures.</li> </ul> </li> <li>School Site: Up to <b>460,000</b> <del>200,000</del> gsf for school and community center or other Civic Uses in OS-3.</li> <li>Fire Station Site: Up to 20,000 gsf</li> </ul> |
| RIGHTS-OF-WAY \$ (STREETS/ALLEYS)                                                       | 180.5             | 25.80%         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| TOTAL MAXIMUM RESIDENTIAL ALLOWED                                                       |                   |                | <b>6,450</b> <del>7,790</del> Dwelling Units (Subject to Traffic Impact Analysis)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| TOTAL MAXIMUM COMMERCIAL ALLOWED                                                        |                   |                | <b>5.33</b> <del>5.88</del> Million Square Feet (Subject to Traffic Impact Analysis)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>TOTAL LAND AREA</b>                                                                  | <b>698.7</b>      | <b>100.00%</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

NOTES:

- The maximum allowable densities shown above are regulated per each individual land use area. The actual accumulated totals of all land use areas in the PUD must not exceed **6,450** ~~7,790~~ Dwelling Units for Residential Uses or **5.33** ~~5.88~~ million square feet for Commercial Uses.
- All maximum allowable densities are subject to the Traffic Impact Analysis (TIA).
- The proposed 2009 maximum allowable densities for Retail, Office, Civic and Commercial Uses are combined under "Civic and/or Commercial Uses" for each individual Land Use Area.
- Open space is inclusive of neighborhood parks and publicly-accessible open space in all land use areas.
- So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall project maximum for residential density is not exceeded.

# **EXHIBIT I: OFF-STREET PARKING REGULATIONS AND RATIOS**

## **EXHIBIT I**

### **OFF-STREET PARKING REGULATIONS AND RATIOS**

- (1) There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The director shall determine the location, number, and dimensions of the off-street loading for a larger building.
- (2) Except as approved by the Director, parking in alleys is prohibited.
- (3) This section establishes minimum vehicular parking requirements. **The standards set forth in the Land Development Code may be used if they are less restrictive.**
  - a. Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 500 square feet of gross building area.
  - b. An office use shall provide one parking space for every 500 square feet of gross building area.
  - c. All condominium residential (including two-unit condominium buildings), multi-family residential, group residential, Mueller House, and retirement housing (large and small site) use shall provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom. **A unit 500 square-feet or less shall provide .25 parking space per unit and parking is to be leased separately from the unit, or follow city code, whichever is less restrictive.**
  - d. A townhouse residential, single-family residential, non-condominium duplex residential, yard house, **cottage house**, row house, shop house, group home (Class I General, Class I Limited, and Class II), and family home use shall provide two parking spaces for each dwelling unit. A yard house is not required to provide additional parking for an accessory dwelling unit so long as the accessory dwelling unit does not contain more than 700 square feet of gross building area. A shop house is not required to provide additional parking for a commercial use if the commercial use does not exceed 750 square feet.
  - e. A daycare services (commercial, general and limited), primary educational facilities (private and public), or secondary educational facilities (private and public) use shall provide one parking space for each employee
  - f. A hospital services (general and limited) use must provide one visitor parking space for every 4 beds and one parking space for every two employees.

## **EXHIBIT I: OFF-STREET PARKING REGULATIONS AND RATIOS**

- g. An indoor entertainment use shall provide one parking space for every 15 seats.
  - h. An amphitheater shall provide one parking space for every 15 seats.
  - i. An indoor entertainment use or amphitheater located in the OS-2 land use area is part of the Town Center land use area for parking purposes.
  - j. A community center shall provide one parking space for every 200 square feet of gross building area.
  - k. A playfield shall provide eight parking spaces per field.
  - l. Off-street parking is not required for park and recreational facilities, community recreation facilities (private), community recreation facilities (public), community events facilities and outdoor sports and recreation facilities (such as neighborhood parks, pavilions, picnic shelters or tables, playgrounds, swimming pools, boat rental facilities, basketball/sport courts, or bike rental facilities), except for playfields.
  - m. The Director shall determine the parking requirement for any use not listed in this subsection.
- (4) Except as otherwise provided in this section, bicycle parking shall be provided in accordance with Chapter 25-6, Appendix A of the City Code. A commercial use parking lot or garage shall provide not less than one bicycle parking space for every 20 motor vehicle parking spaces.
- (5) In the Town Center (TC) land use area, the required parking for a use may be located anywhere in the land use area. Community parking facilities are encouraged.