

**TABLE A TABLE OF DEVELOPMENT STANDARDS**

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RESIDENTIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side-Yard Setback (ft.)	Total Side-Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
Single-family								
R-0	50	1,200	25	25	0	10	15	15
R-1A	50	1,200	25	25	5	15	15	15
R-1B	50	1,500	25	25	5	15	15	15
R-1C	50	1,700	25	25	5	15	15	15 <sup>2</sup>
R-1D	50	1,200	25	25	5	15	15	18
R-1E	50	1,500	25	25	5	15	15	18
R-1F	50	1,500	25	25	5	15	15	18
R-1G	50	1,800	25	25	5	15	15	18
R-1LL	20	1,500	25 or as shown on a recorded plat whichever is greater.	25	5	15	15	18
R-1M	60		10	15	5	10	10	15
R-1T	50	1,800	25	25	5	15	15	35, not to exceed two stories.
RR-A	60	1,800	25	25	5	15	15	28
R-2 Two-Family	50	900	25	25	5	10	15	15
R-2 Single-family	50	1,200	25	25	5	10	15	15
R-4 Multifamily <sup>1</sup> - Apartment and 3 or more attached units.	50	According to Building Code.	25	25	5	10	15	35 and not to exceed three stories.
- Townhouse	50	1,200	25	25	5	10	15	25
- Two-Family	50	900	25	25	5	15	15	25
- Single-family	50	1,200	25	25	5	10	15	25
- Townhomes in CR	60	980	20	5	5	10	5	28
- Condominiums in CR	60	700	20	5	5	10	5	28

Note: A Minimum 400 Square Foot Garage in addition to the living space is required in all Residential Districts, excluding R-1M or R-4 (attached)

1 In R-4, multifamily, two-family and/or single-family detached buildings may be constructed on the same lot. In that case, the separation between buildings on the R-4 lot shall be governed by the building code. The standards above for buildings in R-4 relate to the lot the structures would be constructed upon.

2 Building height is 18' in the subdivision platted as The Cove at Lago Vista, only.

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COMMERCIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side-Yard Setback (ft.)	Total Side-Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
Commercial								
C-1A Low Density**	60**		20**	10**	5	10	15	28
C-1C Low Density	60		25	25	10	20	25	28
C-2 Intense	60	Buildings meet C-1C standards						28
C-3 Marina	60	Buildings meet 1-C standards						25
		Boat slips 20' above water surface						
C-4 Airport*		Buildings meet C-1C standards						
Lots 1–21	100	750 if provided	25*	0	0			
Lots 22–43	100	750 if provided	7.5*	0	0			
Lots 44–47	100	750 if provided	25*	0	0			
Lots 48–56 <sup>3</sup>	100	750 if provided	0*	20*	0			
C-6 Large Commercial/Retail Super Store	60	Buildings meet C-1C standards						54
<b>CR Resorts</b>			25	25	10	20	25	28
Condominiums	60	700	20	5	5	10	5	28
Townhouses	60	980	20	5	5	10	5	28
Hotel or Motel and all other uses.		same as C-1C standards						

\* For Lots 1-21, the front setback is from Rolling Hills Cove. For Lots 44-47, the front setback is from Rawhide and Bar K Ranch Road. For Lots 22-43, the 7.5 ft. front setback is from Rawhide Trail.

<sup>3</sup> For Lots 48-56 and ten parcels that have not yet been platted that are located between Lot 52 of Lago Vista Bar-K Airport Subdivision and Lot 16 of Lago Vista Airpark Subdivision, the front setback is from the property line facing the runway and the rear setback is from the opposite side of the lot. There is no setback for a hangar adjacent to a taxiway.

\*\* For Lots 6C through 69C of the subdivision platted as Lago Vista Travis Plaza, the following deviations from the development standards contained in Table A shall instead apply. The maximum impervious cover percentage applies only to the property within the required side and corner yard setbacks, unless the original lot configurations have been modified by any amended plat, including a lot consolidation. All stormwater detention components that would otherwise interfere with the required common parking and driveway area must be installed as a below grade vault or container.

For Lots 6C through 37C only, the minimum front yard setback adjacent to Dawn Drive is 10 feet. The minimum rear yard setback is 66 feet, the depth of the required common parking and driveway area. Above grade stormwater detention components, such as tanks or rain barrels, shall be permitted in the required side yard setbacks if sufficient clearances are preserved to accommodate anticipated property maintenance.

For Lots 38C through 69C only, the front yard is hereby established as being adjacent to the property line common to Lots 6C through 37C and is otherwise exempt from the provisions of Section 2.10 above related to the requirement for public right-of-way adjacency and property addressing. The minimum front yard setback is 66 feet, the depth of the required common parking and driveway area. There is no required rear yard setback although overhangs, steps and other similar architectural features normally permitted beyond the building line are not allowed to encroach into the adjacent dedicated alley.

TABLE A TABLE OF DEVELOPMENT STANDARDS								
Utility, Governmental, Educational, Institutional	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side-Yard Setback (ft.)	Total Side-Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
U-1	60		25	25	10	20	25	60
<b>Park</b>								
P-1A, Undeveloped	No structures allowed except for barbeque pits, small picnic shelters, bathhouses, game courts and/or restroom facilities							
P-1B, Developed	Buildings meet C-1C standards							
P-1C, Campground	Buildings meet C-1C standards							
P-2. Parks/ Greenbelts	No buildings allowed							
<b>Golf Course and Country Club</b>	Buildings meet C-1C standards							
<b>Temporary, Restricted</b>								
TR-1	No development allowed							
<b>Light Industrial (LI)</b>	60%		25	25	10	20	25	35

(Ordinance 12-12-06-01, ex. 2, adopted 12/6/12)

HISTORY

Amended by Ord. [19-01-17-03](#) on 1/17/2019

Amended by Ord. [19-08-15-03](#) on 8/15/2019