

Notice of Meeting of the UDC Update Steering Committee of the City of Georgetown, Texas July 18, 2023

The Georgetown UDC Update Steering Committee will meet on July 18, 2023 at 2:00 PM at Friends Room of the Georgetown Public Library, 402 W. 8th Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Regular Session

1.A Unified Development Code Rewrite Module 1 Work Session

Presentation and discussion regarding Module 1 - Part 1: Residential Zoning Standards of the UDC Rewrite -- Sofia Nelson, Planning director

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2023, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
UDC Update Steering Committee
July 18, 2023

SUBJECT:

Unified Development Code Rewrite Module 1 Work Session

SUGGESTED ACTION:

Presentation and discussion regarding Module 1 - Part 1: Residential Zoning Standards of the UDC Rewrite -- Sofia Nelson, Planning director

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Jessica Lemanski, Planning Department

ATTACHMENTS:

[UDC Steering Committee Coversheet 7.18.23.pdf](#)

[UDC Steering Committee Presentation 7.18.23.pdf](#)

[Existing District Standards.pdf](#)

[Chapter 4 Zoning Districts and Purpose Statements.pdf](#)

[Recap of 6.6.23 Work Session City Council Direction on MF.pdf](#)

SUBJECT:

Unified Development Code Rewrite Module 1 Work Session

SUGGESTED ACTION:

Presentation and discussion regarding Module 1 - Part 1: Residential Zoning Standards of the UDC Rewrite.

Sofia Nelson, Planning Director

ITEM SUMMARY:

Background:

Freese and Nichols, the consultant for the UDC rewrite, will be on-site to discuss the first module of the Unified Development Code Rewrite. This module will include changes to the existing zoning districts, including zoning district purpose statements and dimensional standards as well as use definitions. This work session will provide the team guidance needed to complete the draft module.

How to Prepare for this meeting:

- Review presentation
- Tour neighborhoods that are identified in PowerPoint. Be prepared to share observations.
- Review UDC Diagnostic (at minimum the pages highlighted in the PowerPoint)
- Share meeting invite with interested parties.
- Gather feedback from colleagues or neighborhoods on opportunities to improve the residential zoning categories.

Purpose of the Meeting:

- Share what we have learned since our last meeting.
 - Give Steering Committee/staff/consultants opportunity to share feedback gathered or new observations on the UDC since our last meeting.
- Discussion on key policy areas related to the findings and recommendations of the UDC Diagnostic.

Feedback Requested:

- What stood out to you (first reaction) regarding the neighborhood examples and/or the existing single family residential zoning districts?
- What development standard(s) do you feel are most critical to discussing when considering whether to allow lots smaller than 45' wide or 5500 square feet in lot area?
- Is there a recommendation to reduce the minimum lot size for the RS zoning?

- If so,
 - What minimum lot size do we want to explore in the first public draft of the zoning districts?
 - Do we need to rework the minimum lot size of the RL zoning district to allow for a transition in lot sizes?
- Are there performance standards we need to explore if the lot size is reduced (i.e. rear access, community open space, street standards)?

ATTACHMENTS:

Presentation

Existing District Standards

Chapter 4 Zoning Districts and Purpose Statements

Recap of 6.6.23 Work Session City Council Direction on MF

UDC Diagnostic and Rewrite

July 18, 2023 | UDC Steering Committee Meeting No. 3

Meeting Goals

- Provide brief orientation to existing zoning districts
- Presentation and discussion of key decisional questions that will guide updates to zoning categories
 - Suggested updates to zoning categories will be presented to City Council and community via City Council workshop in September.
- Outline work at upcoming meetings

Meeting Outline

- I. Meeting Goals
- II. Orientation of Meeting Materials
 - a. Project Goals
 - b. Feedback Themes
 - c. UDC- online code and printed sections
- III. Discussion on single family residential zoning development standards
 - a. Current development standards
 - b. Community Examples- straight zoning and deviations
 - c. UDC Diagnostic Findings and Recommendations
 - d. Feedback Questions
- IV. Discussion on single family residential uses
 - a. Current standards
 - b. UDC Diagnostic Findings and Recommendations
 - c. Feedback Questions
- V. Next Steps

Single Family Residential Zoning

UDC Standards for Single Family Residential Zoning

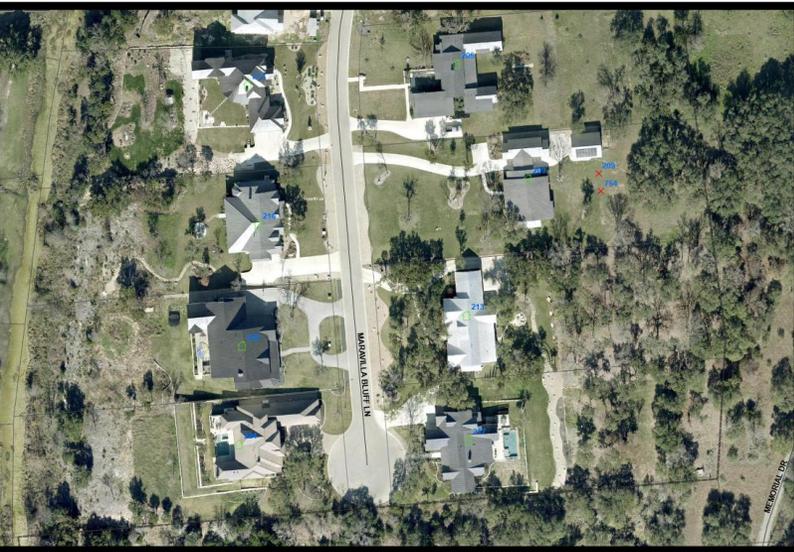
Existing District	RE	RL	RS
District size, minimum area	1 acre	10,000 SF	5,500 SF
Lot width, minimum feet	100	70	45
Corner Lot Width, minimum feet	100	70	55
Front/street setback, min. feet	25	20	20
Side setback, min. feet	10	10	6
Rear setback, min. feet	20	10	10
Side/Rear Street Setback (Corner), minimum feet	20	15	15
Street Facing Garage Setback, minimum feet²	25	25	25
Unloaded Street Setback, minimum feet²	20	20	20
Building height, max. feet	35	35	35
Maximum Impervious coverage	40%	45%	45%

Single Family Residential Zoning Community Examples *

Straight zoning examples- meeting min. standards

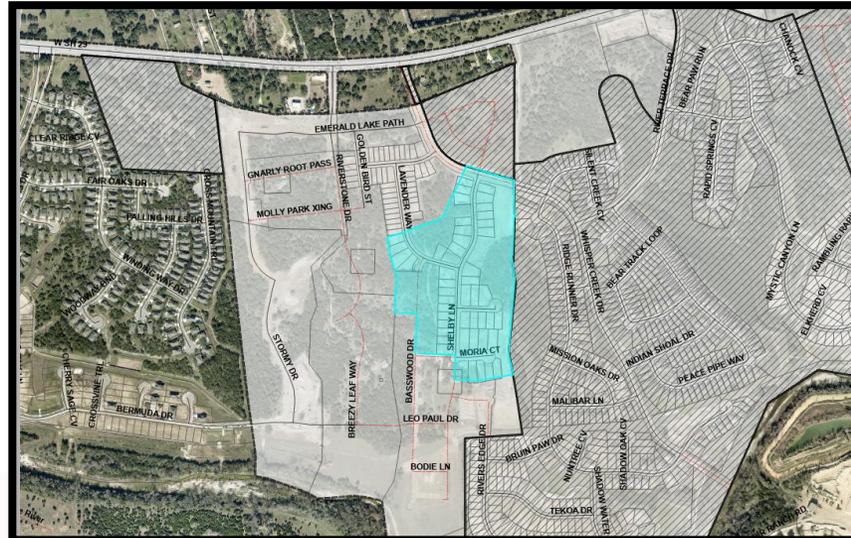
Residential Estate (RE)	Residential Low Density (RL)	Residential Single-Family (RS)
1 acre	10,000 SF	5,500 SF

Example:
Maravilla Bluff Lane



Maravilla Bluff Lane is off of Skyline Road
Skyline Road can be accessed off Oakridge Rd. via
Evan Rd.

Example:
Heights of San Gabriel Phase 1 *under construction



Adjacent to Shadow Canyon/ River Terrace
Neighborhood
Take Hwy 29 to Wisper Creek Drive

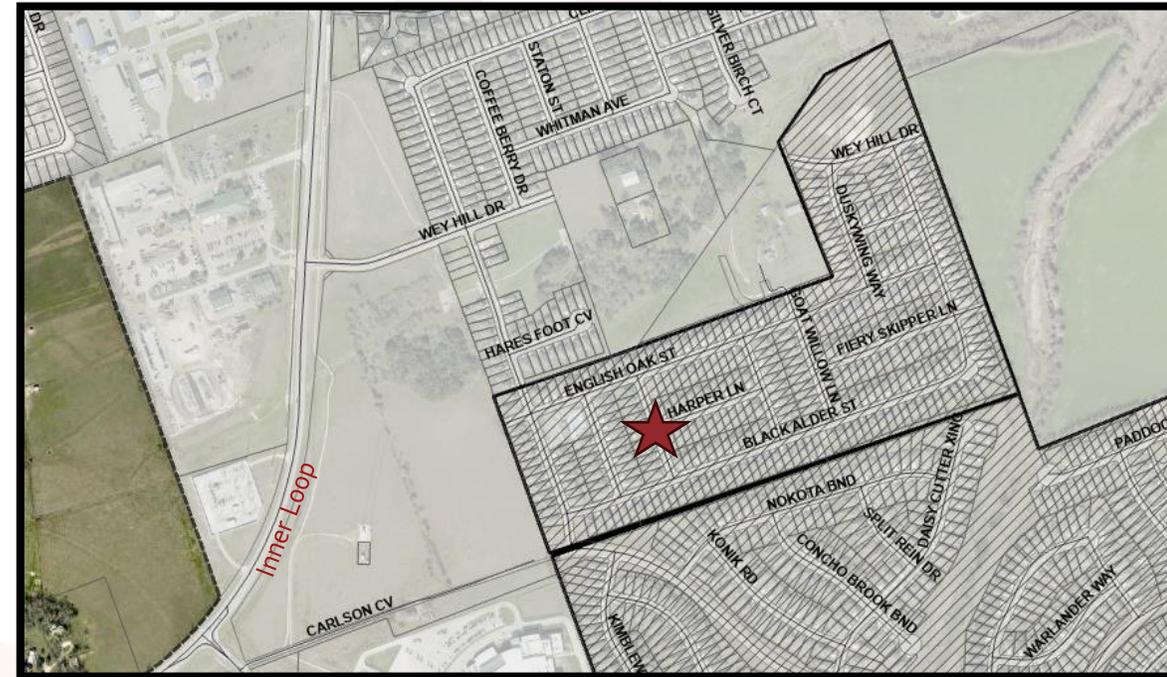
Example:
ArrowPoint Subdivision



South of Sam Houston, Along Rockride Lane
Neighborhood entrance on Arrowpoint Rd.

Subdivisions with lots smaller than RS Zoning Standards

- Carlson Circle
 - Max density permitted 5 units per acre
 - Lot Standards
 - Min. Lot Width- 42'
 - Min. Lot Depth 125'
 - Min. Lot Size- 5,000 sft.
 - 50% mixture of 42' and 47' lot widths distributed across subdivision
 - Impervious Cover (by lot basis)- 60%



UDC Diagnostic Findings

- 2.1.1.3(pg 6)
 - The current lot and block requirements are producing larger lot sizes that do not match market demand. The trend for single family development is to have smaller 40-foot lots with more density. For example, a 30-foot-wide house and the 6-foot side setbacks on each side required by the City could result in 42-foot lots.
- 6.4.2.3 (pg 45-46)
 - The RS district commands much of the City's residential zoning but needs closer assessment to produce a better mix of single-family development.
 - While the zoning dimensional requirements are on par with other UDC's, there is opportunity to recalibrate some of these standards to generate more single-family housing variety and address stated goals regarding housing accessibility for the workforce

UDC Diagnostic Recommendation

6.4.2.3 (pg. 45-46)

- Resize Georgetown’s RS district’s minimum lot size to 4,500 square feet, side setback to 5 feet, and maximum impervious cover to 60 percent.
- This could come in the form of a revised alternative allowing a width reduction from 45’ to 40’ if garages are rear-loaded, simultaneously accomplishing other plan goals pertaining to design and pedestrian experience

Table 6.5 Residential Lot Size Comparison

Standard ↓	Georgetown	San Marcos	Revision Possibility
	RS – Residential Single-Family District	SF-4.5 Single Family District	RS – Residential Single-Family District
Lot Size (min.)	5,500 square feet	4,500 square feet	4,500 square feet
Lot Width (min.)	45 feet	50 feet	40 feet
Front Setback (min.)	20 feet	20 feet	15 feet
Side Setback (min.)	6 feet	5 feet	5 feet
Rear Setback (min.)	10 feet	15 feet	10 feet
Impervious Cover (max.)	45%	60%	60%

Questions that will guide code drafting

RS - Residential Single-Family	
Lot Size, minimum square feet	5,500
Lot Width, minimum feet	45
Corner Lot Width, minimum feet	55
Front Setback, minimum feet	20
Side Setback, minimum feet	6
Rear Setback, minimum feet	10
Side/Rear Street Setback, minimum feet	15
Street Facing Garage Setback, minimum feet	25
Unloaded Street Setback, minimum feet	20
Building Height, maximum feet	35
Impervious Cover, maximum % Apply to any part of the Edwards Aquifer *calculated on a per subdivision basis	45%

- What stood out to you (first reaction) regarding the neighborhood examples and/or the existing single family residential zoning districts?
- What development standard(s) do you feel are most critical to discussing when considering whether to allow lots smaller than 45' wide or 5500 square feet in lot area?
- Is there a recommendation to reduce the minimum lot size for the RS zoning?
- If so,
 - What minimum lot size do we want to explore in the first public draft of the zoning districts?
 - Do we need to rework the minimum lot size of the RL zoning district to allow for a transition in lot sizes?
 - Are there performance standards we need to explore if the lot size is reduced (i.e. rear access, community open space, street standards)?

Residential Uses Allow by District

Specific Use	RE	RL	RS
Single-family, Detached	P	P	P
Single-family, Attached	—	—	L
Two-family	—	—	—
Townhouse	—	—	—
Multifamily, Detached Dwelling Units	—	—	—
Multifamily, Attached Dwelling Units	—	—	—
Manufactured Housing	—	—	—
Manufactured Housing Park	—	—	—
Accessory Dwelling Unit	S	S	S
Upper-story Residential	—	—	—
Home-Based Business	L	L	L
Group Home (6 residents or less)	P	P	P
Group Home (7 to 15 residents)	—	—	—
Group Home (16 residents or more)	—	—	—
Assisted Living	—	—	—
Nursing or Convalescent Home	—	—	—
Hospice Facility	S	S	S
Orphanage	—	—	—
Student Housing	—	—	—
Rooming or Boarding House	—	—	S
Halfway House	S	S	S

Single-Family, Attached.

An Attached Single-family dwelling is permitted in accordance with Table 5.02.010 and subject to the following standards and limitations:

1. Both dwelling units shall be situated on separate legally platted lots.
2. Attached single-family dwellings are not allowed in the Old Town Overlay District (established in Section 4.08).

Home-Based Business.

Home-Based Businesses are permitted in accordance with Table 5.02.010 and subject to the standards and limitations:

1.General.

- a. A Home-Based Business is that accessory use of a premise that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling.
- b. The home-based business shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or neighborhood or adversely affect the uses permitted in the District of which it is a part.
- c. Land uses that are addressed individually in the use chart of this chapter are not considered a home-based business for purposes of this section. Examples of those uses are: Group Homes, Family Day Cares, Bed and Breakfast, and Garage Sales.

Community Examples

- Terra Vista Neighborhood (ETJ MUD with development agreement)
 - Incorporation of Two Family Along La Conterra Blvd (west of 1460).
- Saddle Creek Neighborhood (In City MUD zoned PUD)
 - Incorporation of attached homes (Along Almar Knot Way)
 - Alley Loaded product with garage apartment (Daisy Cutter Xing near Arabian Colt Dr)
 - Alley loaded product (Daisy Cutter Xing)
- Katy Crossing Attached Product (zoned RS)
 - Janae Ct
 - Kajon Cv.

UDC Diagnostic Findings

6.5.2.2.1(pg. 64-65)

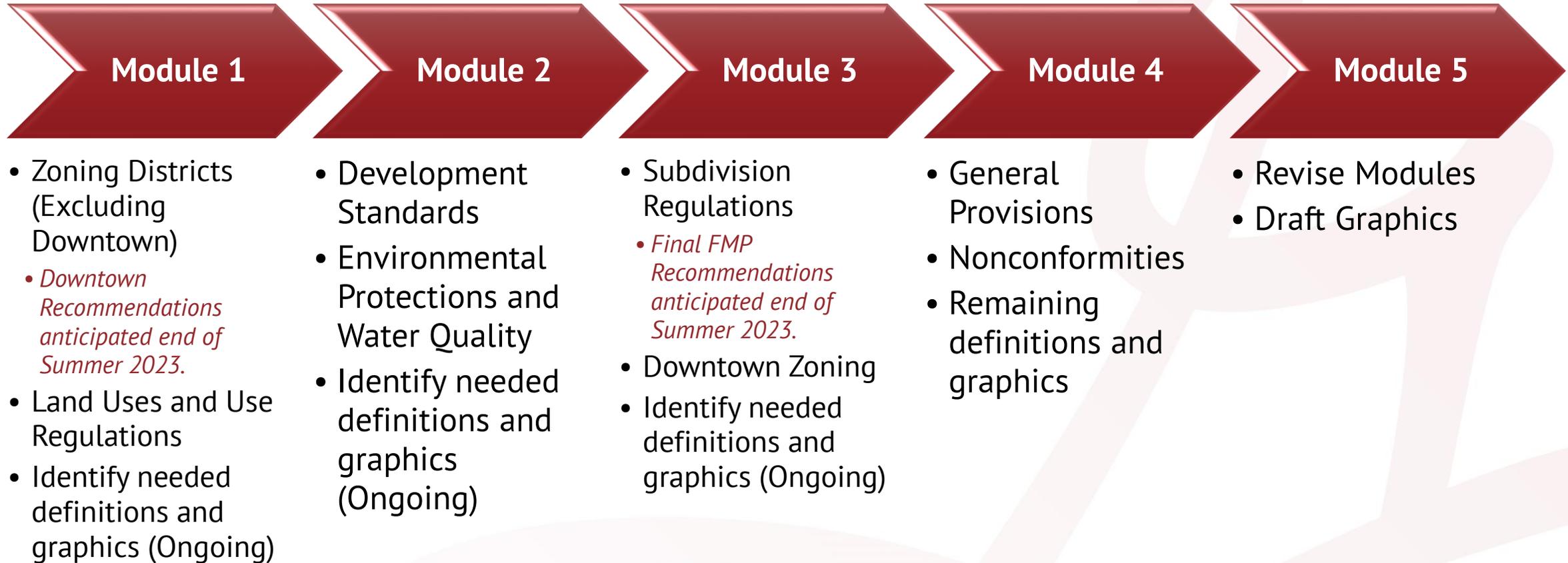
- The City's current residential uses are sufficient for a smaller city in the 1990's but not for a larger, more diverse city in 2023. Georgetown limits its ability to increase its housing stock because of its antiquated residential uses. For instance, newer UDCs in Central Texas like Bee Cave have a robust set of residential uses that encompass a variety of housing options that are needed for growing cities in a high-growth region. Uses like triplexes, fourplexes, and courtyard apartments should be allowed uses in a city
- Revised use regulations with flexible zoning metrics and context-specific standards could accommodate ADUs and other housing types to a variety of neighborhood contexts.

Questions that will guide code drafting

- What stood out to you (first reaction) regarding the neighborhood examples and their incorporation into traditional single-family neighborhoods?
- What development standard(s) do you feel are most critical to discussing when considering how to implement 2030 comprehensive plan goals of well-integrated housing and to ensure standards are appropriate for new residential development to allow a range and transition of density?

Next Steps

Module Schedule



Next Steps

- Gather Round Georgetown Outreach Event- August 3rd
- Next Meeting Steering Committee- August
 - Review of Draft Zoning Dimensional Standards and Proposed Zoning Categories
 - Discussion on Multi-family development standards and Commercial zoning districts
- Next City Council Workshop- September 26th
 - Discussion: Present Steering Committee work on Zoning Standards

UDC.Georgetown.org

Existing District Standards

Standard	Residential Zoning Districts									Non-Residential Zoning Districts						
	AG	RE	RL	RS	TF ¹	TH ¹	MF-1	MF-2	MH	CN	C-1	OF	C-3	PF	BP	IN
District size, minimum area	2 acres	1 acre	10,000 SF	5,500 SF	7,000 SF	2,000 SF	12,000 SF	2 acres		—	—	—	—	—	5 acres	—
Units Per Acre	—	—	—	—	—	—	14	24		—	—	—	—	—	—	—
Dwellings per Structure, maximum ²	—	—	—	—	2	6	—	—		—	—	—	—	—	—	—
Lot width, minimum feet	100	100	70	45	70	22	50	50		50	50	50	50	50	50	50
Corner Lot Width, minimum feet	100	100	70	55	80	32	—	—		—	—	—	—	—	—	—
Front/street setback, min. feet	25	25	20	20	20	15	20	25		20	25	25	25	25	25	25
Front setback, build-to option ²	—	—	—	—	—	—	—	—		0	0	0	—	0	—	—
Front setback, Downtown Gateway Overlay ²	—	—	—	—	—	—	—	—		0	0	0	0	0	0	0
Side setback, min. feet	10	10	10	6	6	—	10	15		5	10	10	10	5	10	10
Shared Wall Side setback, min. feet	—	—	—	—	—	0	—	—		—	—	—	—	—	—	—
Non-shared Wall Side setback, min. feet	—	—	—	—	—	10	—	—		—	—	—	—	—	—	—
Side setback to residential district or an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, min. feet ²	—	—	—	—	—	—	20	30		10	15	15	15	15	20	25
Rear setback, min. feet	20	20	10	10	10	15	10	15		0	0	10	10	0	10	10
Rear setback to residential district or an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, min. feet ²	—	—	—	—	—	—	20	30		20	25	25	25	25	25	35
Side/Rear Street Setback (Corner), minimum feet	20	20	15	15	15	15	15	20		—	—	—	—	—	—	—
Street Facing Garage Setback, minimum feet ²	25	25	25	25	25	25	—	—		—	—	—	—	—	—	—
Unloaded Street Setback, minimum feet ²	20	20	20	20	20	20	20	20		—	—	—	—	—	—	—
Building height, max. feet	35	35	35	35	35	35	35	45		30	35	45	60	45	60	60
Maximum Impervious coverage (Non-Residential: <5 acres & not over Edwards Aquifer)	20%	40%	45%	45%	45%	50%	50%	50%		70%	70%	75	70%	70%	—	85%

See UDC Sec. 6.02.100

SECTION 4.01. ESTABLISHMENT OF ZONING DISTRICTS

The following zoning districts may be established for the City as authorized by the City Charter and Texas Local Government Code ch. 211.

Table 4.01.010: Zoning Districts

Residential Zoning Districts	
RE	Residential Estate
RL	Residential Low Density
RS	Residential Single-family
TF	Two-Family
TH	Townhouse
MF-1	Low Density Multifamily
MF-2	High Density Multifamily
MH	Manufactured Housing
Non-Residential Zoning Districts	
CN	Neighborhood Commercial
C-1	Local Commercial
C-3	General Commercial
OF	Office
IN	Industrial
Special Purpose Zoning Districts	
AG	Agriculture
BP	Business Park
PF	Public Facilities
PUD	Planned Unit Development
Mixed-Use Zoning Districts	
MU-DT	Mixed Use Downtown
MU	Mixed Use
Overlay Zoning Districts	
SP	Special Area Plan Overlay
D	Downtown Overlay
OT	Old Town Overlay
H	Historic Overlay
HL	Historic Landmark
CVP	Courthouse View Protection Overlay
G	Gateway Overlay
Special Development Types (apply to more than one District)	
—	Residential Housing Diversity
—	Conservation Subdivision
—	Multi-Lot Unified Development

(Ord. No. 2014-30, § 2(Exh. A), 5-27-2014; Ord. No. 2015-49, § 2(Exh. A), 9-22-2015)

SECTION 4.04. ZONING DISTRICT PURPOSE STATEMENTS

This Section describes, in purpose statements, the Zoning Districts established in Section 4.01 and 4.02. Each district is divided into unofficial categories intended to distinguish similar districts. Special development types that may be applied to more than one district are described in Section 4.05.

Sec. 4.04.010. Residential Districts.

A. Residential Estate District (RE).

The Residential Estate District (RE) is intended for areas of very low density single-family residential use and associated uses. The district has a lot size minimum of one acre to retain a rural character and is appropriate where topography or lack of public utilities and services may necessitate a low density.

- * For uses allowed in the RE District, see Section 5.02.
- * For lot and design standards, see Section 6.03.

B. Residential Low Density District (RL).

The Residential Low Density District (RL) is intended for areas of low density single-family residential use and associated uses. The RL District is intended to allow larger lots than in the RS District with a minimum of 10,000 square feet. The pattern of residential development and land use closely matches that of the Residential RS District.

- * For uses allowed in the RL District, see Section 5.02.
- * For lot and design standards, see Section 6.03.

C. Residential Single-Family District (RS).

The Residential Single-family District (RS) is intended for areas of medium density with a minimum lot size of 5,500 square feet. The RS District contains standards for development that maintain single-family neighborhood characteristics. The District may be located within proximity of neighborhood-friendly commercial and public services and protected from incompatible uses. All housing types in the RS District shall use the lot, dimensional and design standards of the District.

- * For uses allowed in the RS District, see Section 5.02.
- * For lot and design standards, see Section 6.03.

D. Two-Family District (TF).

The Two-Family District (TF) is intended for two-family dwellings that are located on one lot. The TF District also includes single-family attached and single-family detached development and associated uses. Two-family and single-family dwellings are permitted on individual lots, but the lot, dimensional and design standards are intended for two dwellings in one structure on a single lot. The TF District is a moderate density District that may be used to separate residential areas zoned RE, RL, or RS from higher density residential and commercial areas.

- * For uses allowed in the TF District, see Chapter 5.

* For lot and design standards, see Section 6.03.

E. Townhouse District (TH).

The Townhouse District (TH) is intended for townhouse and attached single-family development. The TH District is appropriate for infill development as well as a transition from residential areas to non-residential areas. This District is also appropriate in areas designated on the Future Land Use Plan as one of the Mixed Use Land Use categories. In the TH District, townhomes shall be located on individual lots.

* For uses allowed in the TH District, see Chapter 5.

* For lot and design standards, see Section 6.03.

F. Low Density Multifamily District (MF-1).

The Low Density Multifamily District (MF-1) is intended for attached and detached multifamily residential development, such as apartments, condominiums, triplexes, and fourplexes, at a density not to exceed 14 dwelling units per acre. The MF-1 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories, and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts. Properties zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multifamily or commercial districts.

* For uses allowed in the MF-1 District, see Chapter 5.

* For lot and design standards, see Section 6.03.

G. High Density Multifamily District (MF-2).

The High Density Multifamily District (MF-2) is intended for attached multifamily residential development, such as apartments and condominiums, at a density not to exceed 24 dwelling units per acre. The MF-2 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories. Properties zoned MF-2 should have direct access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense commercial districts.

* For uses allowed in the MF-2 District, see Chapter 5.

* For lot and design standards, see Section 6.03.

H. Manufactured Housing District (MH).

The Manufactured Housing District (MH) is intended for the development of manufactured, HUD-code mobile home parks and subdivisions. Manufactured housing subdivisions include individually platted lots for sale within the subdivision, for the placement of manufactured housing. The District also includes manufactured housing parks, as defined in this Code. The Manufactured Housing District establishes special area and design requirements for both parks and subdivisions, as well as yard requirements for individual lots. Both parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units contained.

* For uses allowed in the MH District, see Chapter 5.

* For lot and design standards, see Section 6.03.

(Ord. No. 2014-30, § 2(Exh. A), 5-27-2014)

Sec. 4.04.020. Non-Residential Districts.

A. Neighborhood Commercial District (CN).

The Neighborhood Commercial District (CN) is intended to provide areas for small-scale office and commercial activities such as the sale of convenience goods and personal service businesses that primarily serve adjacent residential areas. No uses that adversely affect the health, safety, welfare, or residential character of neighborhoods are allowed. Neighborhood commercial areas are generally located within neighborhoods and have pedestrian access to adjacent residential areas.

- * For uses allowed in the CN District, see Chapter 5.
- * For lot and dimensional standards, see Section 7.03.
- * For building and site design standards, see Sections 7.04 and 7.05.

B. Local Commercial District (C-1).

The Local Commercial District (C-1) is intended to provide areas for commercial and retail activities that primarily serve residential areas. Uses should have pedestrian access to adjacent and nearby residential areas, but are not appropriate along residential streets or residential collectors. The district is more appropriate along major and minor thoroughfares and corridors.

- * For uses allowed in the C-1 District, see Chapter 5.
- * For lot and dimensional standards, see Section 7.03.
- * For building and site design standards, see Sections 7.04 and 7.05.

C. General Commercial District (C-3).

The General Commercial District (C-3) is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

- * For uses allowed in the C-3 District, see Chapter 5.
- * For lot and dimensional standards, see Section 7.03.
- * For building and site design standards, see Sections 7.04 and 7.05.

D. Office District (OF).

The Office District (OF) is intended to provide a location for offices and related uses. The uses allowed have relatively low traffic generation. Small areas of the OF District may be appropriate adjacent to most residential uses and as a transition between residential areas and commercial areas.

- * For uses allowed in the OF District, see Chapter 5.
- * For lot and dimensional standards, see Section 7.03.
- * For building and site design standards, see Sections 7.04 and 7.05.

E. Industrial District (IN).

The Industrial District (IN) is intended to provide a location for manufacturing and industrial activities that may generate some nuisances. Traffic generation will likely include heavy vehicles, making access to an arterial or freeway necessary. Unless separated by a major roadway, the Industrial District is not appropriate adjacent to any residential uses.

- * For uses allowed in the IN District, see Chapter 5.

-
- * For lot and dimensional standards, see Section 7.03.
 - * For building and site design standards, see Sections 7.04 and 7.05.

Sec. 4.04.030. Special Purpose Zoning Districts.

A. Agriculture District (AG).

The Agriculture District (AG) is intended to allow large rural residential development, agricultural and farming uses and may include lands that are relatively undeveloped. The AG District is also the default district for land newly annexed into the City, but not yet placed in an appropriate zoning classification. For these reasons, the AG District may contain a wide variety of residential and non-residential uses. The AG District may take on characteristics of either a residential or a non-residential zoning district and certain design criteria may be required depending on the use.

- * For uses allowed in the AG District, see Chapter 5.
- * For lot and dimensional standards, see Section 6.03.
- * For building and site design standards, see Sections 7.04 and 7.05.

B. Business Park District (BP).

The Business Park District (BP) is intended to provide a location for office, research, and light industrial uses typically located as part of a large development. The BP District may be appropriate adjacent to residential areas, provided that there is adequate buffering and pedestrian and vehicular access to the residential area for workers in the business park. The BP District typically has more traffic than in an office area, but fewer heavy vehicles than in an industrial area. The Business Park District is a special purpose district because it has a minimum size acreage for limited complementary uses that may expand with the size of the park. Larger parks often include commercial activities such as restaurants, banks, day care and similar uses that are intended to serve the on-site community and may include some limited high-density residential.

- * For uses allowed in the BP District, see Chapter 5.
- * For lot and dimensional standards, see Section 7.03.
- * For special design standards for BP, see Section 7.03.040.
- * For building and site design standards, see Sections 7.04 and 7.05.

C. Public Facilities District (PF).

The Public Facilities District (PF) is intended to provide a location for government and other public or quasi-public facility operations. These may include schools, public parks, hospitals, airports, government offices, churches and other related uses, but would not include industrial facilities or storage yards. Some uses allowed in this district might generate heavy traffic volumes and high-intensity operations. The PF District shall contain uses that are allowed in both residential and non-residential districts and is subject to non-residential design and landscaping standards for compatibility with nearby or adjacent residential uses.

- * For uses allowed in the PF District, see Chapter 5.
- * For lot and dimensional standards, see Section 7.03.
- * For building and site design standards, see Sections 7.04 and 7.05.

D. Planned Unit Development District (PUD).

The Planned Unit Development District (PUD) is intended to allow flexibility in planning and designing for unique or environmentally sensitive properties and that are to be developed in accordance with a common development scheme. PUD zoning is designed to accommodate various types of development, including

multiple housing types, neighborhood and community retail, professional and administrative areas, industrial and business parks, and other uses or a combination thereof. A PUD may be used to permit new or innovative concepts in land use and standards not permitted by zoning or the standards of this Code. Although greater flexibility is given to allow development in a PUD that would not otherwise be allowed, procedures and standards are established in this Code that are intended to ensure against misuse.

* For special requirements of a PUD District, see Section 4.06.

(Ord. No. 2015-48, § 2(Exh. A), 9-22-2015)

Sec. 4.04.040. Mixed-Use Zoning Districts.

A. Mixed Use Downtown District (MU-DT).

The Mixed Use Downtown District (MU-DT) is intended to provide a location for a mix of land uses including general commercial and retail activities, office as well as single-family and multi-family in the downtown area. Developments in the MU-DT District are typically smaller in size and scope although there may be occasionally heavy traffic. The Mixed Use Downtown District is only appropriate in the traditional downtown area of Georgetown. Properties in MU-DT shall meet the design requirements of the Downtown Overlay District and the Historic District Design Guidelines.

* For uses allowed in the MU-DT District, see Chapter 5.

* For lot and dimensional standards, see Section 7.03.

* For building and site design standards, see Sections 7.04 and 7.05.

* For Downtown Overlay District design standards, see Section 4.08.

* See also the Downtown Master Plan in the Comprehensive Plan.

* See also the Historic District Design Guidelines, referenced in Section 1.14.

B. Mixed Use Development District (MU).

The Mixed Use Development District (MU) is intended to provide development standards to promote a dense and active mixed use urban environment that incorporates residential and non-residential uses. The MU District shall be used only in conjunction with the procedures in Section 4.11 and is not intended to accommodate a mix of uses in traditional zoning districts. The district is appropriate in, but not limited to, areas designated as Specialty Mixed Use, Mixed-Use Neighborhood Center, and Mixed-Use Community in the 2030 Future Land Use Plan. The MU District contains a series of sub-districts that differ in size, scale, design, and allowed uses, to be established as part of a regulating plan prior to zoning approval. The development standards for the MU District also apply to Transit Oriented Development (TOD), which is a specific type development allowed in the MU District.

The Mixed Use Development District also allows for a mixed-use development of limited size and scope that requires only one sub-district. Typically, these are projects that have a distinct development plan that does not fit a base zoning district or is limited in developable area. The Urban Village and Urban Neighborhood sub-districts, as defined in Section 4.11, are the only allowable sub-districts for this type of proposal. All requirements of the sub-district and other applicable standards of the MU District apply.

* For specific standards of the MU District, see Section 4.11. Due to the length of Section 4.11, it may be incorporated into the Code by reference and used as a separate document.

(Ord. No. 2015-34, § 2(Exh. A), 5-12-2015; Ord. No. 2021-53, § 7(Exh. F), 7-27-2021)

Sec. 4.04.050. Overlay Zoning Districts.

A. Special Area Plan Overlay District (SP).

The Special Area Plan Overlay District (SP) is intended to provide use and development standards that implement a special area plan. The SP District is appropriate for allowing the gradual transition of primarily residential areas to mixed-use while protecting the built environment. The SP District differs from the PUD District in that it is intended to apply to already-developed areas owned by more than one individual.

* For specific standards of the SP District, see Section 4.07.

B. Historic Overlay Districts.

The City of Georgetown recognizes that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. Historic overlay districts are created to:

- Protect and enhance the landmarks and districts which represent distinctive elements of Georgetown's historic, architectural, and cultural heritage;
- Foster civic pride in the accomplishments of the past;
- Protect and enhance Georgetown's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- Insure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources;
- Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city; and
- Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation and preservation.

1. Downtown Overlay District (D).

The Downtown Overlay District is intended to protect the aesthetic and visual character of the Town Square and downtown Georgetown through the establishment of two distinct zones, designated as Area 1 (Town Square Historic District) and Area 2 (remainder of the Downtown Overlay District).

2. Old Town Overlay District (OT).

The Old Town Overlay District is intended to preserve and protect historic structures, maintain a residential appearance along South Austin and University Avenues, and maintain the integrity of the historic character in the area commonly referred to as Old Town.

3. Designated Historic District (H).

The Designated Historic District is intended to preserve areas, structures, and landmarks of historical or cultural significance. Each designated district may have specific standards unique to the district.

- a. Town Square Designated Historic District (H-TS)

4. Historic Landmark Designation (HL)

The purpose of the historic landmark designation is to protect, preserve and enhance buildings or structures of historical, architectural or cultural importance or value to the City of Georgetown.

* For Specific Standards of the Historic Overlay Districts, see Section 4.08.

C. **Courthouse View Protection Overlay District (CVP).**

The Courthouse View Protection Overlay District (CVP) is intended to preserve views of the Williamson County Courthouse from various locations along corridors in Georgetown.

* For specific standards of the Courthouse View Protection Overlay District, see Section 4.12.

D. **Gateway Overlay District (G).**

The Gateway Overlay District (G) is intended to enhance the entry corridors to Georgetown. Various corridors into the city are designated for the purpose of applying additional landscaping and design standards.

* For specific standards of the Gateway Overlay District, see Section 4.13.

(Ord. No. 2015-34, § 2(Exh. A), 5-12-2015)

Confirming Direction Provided on June 6, 2023, Work Session

June 13, 2023

Purpose of Work Session Held on June 6th

- To provide an existing conditions overview of multi-family development in Georgetown.
- In an effort to advise the development community with future requests and to guide UDC updates, staff seeks a conversation and guidance from the City Council on the following topics:
 - Multi-family property that has been developed in Georgetown and represents the type of development City Council would like to see more of.
 - Requirements for workforce/affordable housing requests.

Feedback on Comprehensive Plan

- Preference for locating density in Regional Nodes and Community Center nodes when part of larger developments

Feedback on Development Standards

- Consistent connectivity standards are needed between multi-family development and single-family residential developments.
- Review of building height, setback, and buffer requirements between multi-family and single-family developments.
- Development standards for multi-family need to be reviewed and developed to only allow as part of a mixed-use product.
 - Careful attention needs to be given to ground floor retail and ensure that the ground floor height is supportive of ground floor retail (14-16')
 - Careful attention to standards that allow for developments that will hold value over time..
- Establishing a minimum density is supported.

Feedback on Development Standards cont.

- A desire for more curated development standards in certain locations.
- Standards that allow for more diversified products are desired.
- Opportunity to review standards that encourage rear-loaded products with appropriately sized frontage street and on-street parking.

Feedback on the current amount of multi-family units

- Concern was expressed regarding the number of units entitled and in the pipeline for construction. Feedback as it relates to the number of units included:
 - Concern included that we have too many units (development + entitled) for a community of our current size.
 - Concern about the impact multi-family units have on emergency services and water/wastewater infrastructure.
 - The concentration of units along Westinghouse is too much.

Feedback for requests for multi-family uses

- There is a strong concern regarding the amount of multi-family units and the product that is allowed by straight zoning.
- Requests for multi-family will be reviewed extremely carefully.
- Requests should be designed to be part of a mixed-use product and stand alone multi-family developments will generally not be supported.
- Opportunities for smaller developments is encouraged (neighborhood level development with 85-100 units).
- More residential options should be encouraged in the historic district.
- Encouragement for development that is designed to be purchased.

Feedback on multi-family developments that represented Georgetown well

- University Townhomes (good transition to single family neighborhood)
- Summit at Rivery (mixed use development could have benefited from ground floor retail)
- Waters Edge (development that has aged well)
- Riverpark Cottages (good example of rental option in downtown)

Additional work needed

- Provide comparison of multi-family and single-family unit numbers.
- Provide comparison on density from surrounding cities.
- Provide information regarding monthly rent for wrapped product vs suburban style multi-family (i.e., garden style development).
- Provide occupancy/vacancy rates for Georgetown multi-family developments
- Development of a multi-family policy to guide the amount and type of units that will be permitted.

Guidance on future affordable housing requests

- Development standards need to be consistent with or exceed UDC standards.
- Current options of workforce housing and tax credit applications are not perfect.
- There is a desire to understand more about the existing users of the current tax credit developments. Specifically, if employment is in Georgetown or outside of Georgetown.
- Home repair program is a good tool.
- Review of development standards that increase housing costs is necessary.
- The payment in lieu of taxes is needed for non-profit tax credit requests.