

Chapter 5 Zoning Use Regulations

Section 5.02 Residential Uses

The Residential Use Section contains uses for residential dwellings and related accessory uses. These uses include Single-family and Multi-family residential structures and also accommodate groups of people that may exceed the definition of household.

5.02.010 Residential Uses Allowed by District

The following Use Table presents the residential uses that are allowed in each zoning district, in accordance with the standards and regulations of this Code. Certain uses are allowed with limitations detailed in Section 5.02.020. The 'Notes' column of the table contains direction on the specific limitation of the particular use.

Table 5.02.010 Residential Uses

Specific Use	AG	RE	RL	RS	TF	TH	MF-1	MF-2	MH	CN	C1	C3	OF	BP	IN	PF	MUdT	MU	Notes	
Household Living																				
Single-family, Detached	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	P	See Section 4.11		
Single-family, Attached	--	--	--	L	P	P	--	--	--	--	--	--	--	--	--	--	--			A
Two-family	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--			
Townhouse	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	S			
Multi-family, Detached Dwelling Units	--	--	--	--	--	-	P	--	--	--	--	--	--	--	--	--	--			
Multi-family, Attached Dwelling Units	--	--	--	--	--	--	P	P	--	--	S	S	--	S	--	--	S			E
Manufactured Housing	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--			
Manufactured Housing Park	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--			
Accessory Dwelling Unit	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	--	S			B
Second Dwelling Unit	L	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			C
Upper-story Residential	--	--	--	--	--	--	--	--	--	L	L	L	L	L	--	--	L		D	
Home-Based Business	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	L		F	

5.02.020 Residential Use Limitations

All residential uses shall meet any applicable provisions of the City of Georgetown Code of Ordinances, in addition to the following limitations.

A. 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).

B. Accessory Dwelling Unit

An accessory dwelling unit is permitted in accordance with Table 5.02.010 and subject to the following standards and limitations:

1. An accessory dwelling unit is permitted as a subordinate use, provided that it is limited to twenty-five percent (25%) of the primary dwelling unit.
2. An accessory dwelling unit is permitted in the AG, Agriculture, RE, Residential Estate, RL, Residential Low Density, RS, Residential Single-family, and MU-DT, Mixed-Use Downtown Districts with the approval of a Special Use Permit pursuant to Section 3.07. ~~The Special Use Permit shall include a condition that the unit may not be used for rental purposes.~~
3. A minimum of three parking spaces shall be available on-site providing the minimum two spaces required for the primary residence with one additional parking space provided for the accessory dwelling unit.
4. The accessory dwelling unit must remain on the same electric and water meters as the primary residence.
5. Rental of an accessory dwelling unit should be limited to owner occupied properties.
6. An accessory dwelling unit may be permitted by right as part of a Housing Diversity Development, as detailed in Section 6.08.020. Unlike the dwelling units in paragraph (B.1) above, accessory dwelling units within a Housing Diversity Development may be used for rental purposes, with approval of a Special Use Permit.
47. Accessory structures that do not contain a kitchen, such as guest houses or pool houses, are permitted without a Special Use Permit.

Chapter 6 Residential & Agriculture Zoning Districts: Lot, Dimensional & Design Standards

Section 6.03 Development Standards

6.03.020 AG – Agriculture District

A. Lot and Dimensional Standards

AG - Agriculture	
Lot Size, minimum square feet	2 acres
Lot Width, minimum feet	100
Front Setback, minimum feet	25
Side Setback, minimum feet	10
Rear Setback, minimum feet	20
Building Height, maximum feet	35
Accessory Building Height, max. feet	35 (C.43)
Impervious Cover, maximum %	See Section 11.02

C. Non-Residential and Accessory Design Standards

1. Non-residential ~~and accessory Uses~~ structures shall meet the lot and dimensional standards of the AG District, in addition to the ~~provisions of Sections 6.05 and 6.06, except as provided below.~~
- ~~2. Non-Residential Uses shall meet the requirements of Sections 7.04 and 7.05.~~
- ~~3.2.~~ Residential accessory structures ~~Uses~~ shall also meet the specific requirements of Section 6.06.010.
3. In addition to the height limitations defined in Section 6.03.020.A, residential accessory structures shall also not exceed the height of the primary residential structure.
- ~~4. Accessory structures associated with a Non-Residential Use allowed in Table 5.07.010 (Agricultural Uses) may exceed the accessory building height defined in this Section.~~

6.03.030 RE - Residential Estate District

A. Lot and Dimensional Standards

RE - Residential Estate	
Lot Size, minimum square feet	1 acre
Lot Width, minimum feet	100
Front Setback, minimum feet	25
Side Setback, minimum feet	10
Rear Setback, minimum feet	20
Building Height, maximum feet	35
Accessory Building Height, max. feet	25 (C.3)
Impervious Cover, maximum %	See Section 11.02

C. Non-Residential and Accessory Design Standards

1. Non-residential structures and ~~Accessory Uses~~ shall meet the lot and dimensional standards of the RE District, in addition to the ~~provisions of Sections 6.05 and 6.06.~~
- ~~2. Non-Residential Uses shall meet the requirements of Sections 7.04 and 7.05.~~
- ~~3.2.~~ Residential accessory ~~Uses~~ structures shall also meet the specific requirements of Section 6.06.010.
3. In addition to the height limitations defined in Section 6.03.030.A, residential accessory structures shall also not exceed the height of the primary residential structure.

6.03.040 RL - Residential Low Density District

A. Lot and Dimensional Standards

RL - Residential Low Density	
Lot Size, minimum square feet	10,000
Lot Width, minimum feet	70
Front Setback, minimum feet	20
Side Setback, minimum feet	10
Rear Setback, minimum feet	10
Building Height, maximum feet	35
Accessory Building Height, max. feet	15 17 (C.3)
Impervious Cover, maximum %	See Section 11.02

C. Non-Residential and Accessory Design Standards

1. Non-residential structures and ~~Accessory Uses~~ shall meet the lot and dimensional standards of the RL District, in addition to the ~~provisions of Sections 6.05 and 6.06.~~
- ~~2. Non-Residential Uses shall meet the requirements of Sections 7.04 and 7.05.~~
- ~~3. Residential~~ accessory structures ~~Uses~~ shall also meet the specific requirements of Section 6.06.010.
3. In addition to the height limitations defined in Section 6.03.040.A, residential accessory structures shall also not exceed the height of the primary residential structure.

6.03.050 RS - Residential Single-family District

A. Lot and Dimensional Standards

RS - Residential Single-family	
Lot Size, minimum square feet	5,500
Lot Width, minimum feet	45
Front Setback, minimum feet	20
Side Setback, minimum feet	6
Rear Setback, minimum feet	10
Building Height, maximum feet	35
Accessory Building Height, max. feet	45 <u>17 (D.3)</u>
Impervious Cover, maximum %	See Section 11.02

D. Non-Residential and Accessory Design Standards

1. Non-residential ~~and Accessory Uses~~ structures shall meet the lot and dimensional standards of the RS District, in addition to the ~~provisions of Sections 6.05 and 6.06.~~
- ~~2. Non-Residential uses shall meet the requirements of Sections 7.04 and 7.05.~~
- ~~3. Residential~~ accessory ~~uses~~ structures shall also meet the specific requirements of Section 6.06.010.
3. In addition to the height limitations defined in Section 6.03.050.A, residential accessory structures shall also not exceed the height of the primary residential structure.

6.03.060 TF - Two-family District

A. Lot and Dimensional Standards

TF - Two Family	
Lot Size, minimum square feet	7,000
Dwelling Size, minimum square feet	3,500
Dwellings per Structure, maximum	2
Lot Width, minimum feet	70 (C.1)
Front Setback, minimum feet	20
Side Setback, minimum feet	6
Rear Setback, minimum feet	10
Building Height, maximum feet	35
Accessory Building Height, max. feet	15 17 (D.3)
Impervious Cover, maximum %	See Section 11.02

D. Non-Residential and Accessory Design Standards

1. Non-residential ~~and Accessory Uses~~ structures shall meet the lot and dimensional standards of the TF District, in addition to the ~~provisions of Sections 6.05 and 6.06.~~
- ~~2. Non-Residential Uses shall meet the requirements of Sections 7.04 and 7.05.~~
- ~~3. Residential~~ Residential accessory ~~Uses~~ structures shall also meet the specific requirements of Section 6.06.010.
3. In addition to the height limitations defined in Section 6.03.060.A, residential accessory structures shall also not exceed the height of the primary residential structure.

6.03.070 TH – Townhouse District

A. Lot and Dimensional Standards

TH - Townhouse	
Townhouse Lot Size, minimum square feet	2,000
Dwelling Units per Row, maximum	6
Townhouse Lot Width, minimum feet	22
Front Setback, minimum feet	15
Non-shared Wall Side Setback, minimum feet	10
Shared Wall Side Setback, minimum feet	0
Rear Setback, minimum feet	15
Building Height, maximum feet	35
Accessory Building Height, maximum feet	15 17 (D.3)
Impervious Cover, maximum %	See Section 11.02

D. Non-Residential and Accessory Design Standards

1. Non-residential ~~and Accessory Uses~~ structures shall meet all of the lot and dimensional standards of the TH District, in addition to the ~~provisions in Sections 6.05 and 6.06.~~
- ~~2. Non-Residential Uses shall meet the requirements of Sections 7.04 and 7.05.~~
- ~~3. Residential~~ Residential accessory ~~Uses~~ structures shall also meet the specific requirements of Section 6.06.010.
3. In addition to the height limitations defined in Section 6.03.070.A, residential accessory structures shall also not exceed the height of the primary residential structure.

6.03.080 MF-1 - Low Density Multi-family District

A. Lot and Dimensional Standards

MF-1 - Low Density Multi-family	
Lot Size, minimum square feet	12,000
Dwelling Units per acre, maximum	14
Apartment Units per structure, maximum	12
Lot Width, minimum feet	50
Front Setback, minimum feet	20
Side Setback, minimum feet	10
Side Setback to Residential District, minimum feet	20
Rear Setback, minimum feet	10
Rear Setback to Residential District, minimum feet	20
Building Height, maximum feet	35
Accessory Building Height, max. feet	15 <u>17 (D.3)</u>
Impervious Cover, maximum %	See Section 11.02

D. Non-Residential and Accessory Design Standards

1. Non-residential ~~and accessory uses~~ structures shall meet all of the lot and dimensional standards of the MF-1 District, in addition to the ~~provisions in Sections 6.05 and 6.06.~~
- ~~2. Non-Residential uses shall meet all~~ requirements of Sections 7.04 and 7.05.
- ~~3. Residential~~ accessory uses structures shall also meet all the specific requirements of Section 6.06.010.
3. In addition to the height limitations defined in Section 6.03.080.A, residential accessory structures shall also not exceed the height of the primary residential structure.

6.03.090 MF-2 - High Density Multi-family District

A. Lot and Dimensional Standards

MF-2 - High Density Multi-family	
Lot Size, minimum square feet	2 acres
Dwelling Units per acre, maximum	24
Apartment Units per structure, maximum	24
Lot Width, minimum feet	50
Front Setback, minimum feet	25
Side Setback, minimum feet	15
Side Setback to Residential District, minimum feet	30
Rear Setback, minimum feet	15
Rear Setback to Residential District, minimum feet	30
Building Height, maximum feet	45
Accessory Building Height, max. feet	45 <u>17 (D.3)</u>
Impervious Cover, maximum %	See Section 11.02

D. Non-Residential and Accessory Design Standards

1. Non-residential ~~and accessory uses~~ structures shall meet all of the lot and dimensional standards of the MF-2 District, in addition to the ~~provisions in Sections 6.05 and 6.06.~~
- ~~2. Non-Residential uses shall meet all~~ requirements of Sections 7.04 and 7.05.
- ~~3. Residential~~ accessory ~~uses~~ structures shall also meet all the specific requirements of Section 6.06.010.
3. In addition to the height limitations defined in Section 6.03.090.A, residential accessory structures shall also not exceed the height of the primary residential structure.

Section 6.06 Accessory Structures, Garages and Amenity Areas

6.06.010 Accessory Structures, Garages and Carports

The requirements of this Section apply to the AG, Agriculture District and all Residential Districts, except as specified.

- A. Accessory structures and buildings shall meet the dimensional standards of the base zoning district, except as specified in this Section. However, properties in the Old Town Overlay District may request a Certificate of Appropriateness for setback exception in accordance with Section 3.13 of this Code.
- B. The accessory structure shall only be located on a lot with a principal structure, unless two adjacent lots have common ownership, in which case the structures may be located on different

lots. In such instance, the accessory structure shall be located in the rear yard as determined by the lot with the principal structure on it.

- C. The square footage of an accessory structure shall not exceed 25% of the square footage of the principal structure. However, the maximum accessory structure square footage may exceed 25% of the principal structure to allow for the construction of a detached two-car garage, not to exceed 600 square feet. For the purposes of this calculation, the square footage of an attached garage shall not be considered part of the principal structure.
- D. Accessory structures measuring 8 feet or less in height are allowed in the setbacks in the rear yard up to 3 feet from the property line, but may not extend into any P.U.E.
- E. Garages and carports, whether attached or detached from the principal structure, shall be set back a minimum of 20 feet from the public street from which the associated driveway takes access or a minimum of 10 feet when taking access from a public alley.
- F. No more than 30% of the rear yard may be covered with accessory buildings or structures. However, the maximum coverage may be extended to 50% of the rear yard to allow for the construction of a detached two-car garage, not to exceed 600 square feet. All impervious cover requirements in Section 11.02 shall be met.
- G. Accessory dwelling units located in accessory structures in the AG, RE, RL, and RS Districts are allowed subject to the limitations provided for in Section 5.02.020.B or within a Housing Diversity Development without limitations (as detailed in Section 6.07.020).

Section 6.07 Special Development Types

6.07.020 Housing Diversity Development

A. Purpose

To encourage housing diversity, this Code allows flexibility to the development standards and allowable housing types for projects that foster housing diversity.

B. Housing Types

The following Table shows the types of housing permitted in a Housing Diversity Development. At least three of the following housing types in any of the following Districts shall be included to qualify for the alternative dimensional standards in Table 6.07.020.B ~~6.07.021~~.

Table 6.07.020.B: Permitted Housing Types by Residential District

Housing Type	Minimum Lot Size	RL	RS	TF	TH	<u>MF-1</u>	<u>MF-2</u>
Single Family, Detached	7,500 SF lot	X	X	X	X	<u>X</u>	<u>X</u>
Single Family, Detached	4,500 SF lot	X	X	X	X	<u>X</u>	<u>X</u>
Single Family, Attached	3,500 SF lot	X	X	X	X	<u>X</u>	<u>X</u>
Two-family	6,000 SF lot	X	X	X	X	<u>X</u>	<u>X</u>
Townhouse	7,000 SF lot	X	X	X	X	<u>X</u>	<u>X</u>
<u>Apartment</u>	<u>12,000 SF lot</u>	--	--	--	--	<u>X</u>	--

Apartment	2 acre lot	--	--	--	--	--	X
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C. Dimensional Standards

The following Table provides the dimensional standards for each residential building type that can be used in lieu of the dimensional standards otherwise applicable. ~~For any explanation of any reference in this Table to “Attainable Housing,” see subsection (F)~~

Table 6.07.020.C: Housing Diversity ~~Type~~ Dimensional Standards ¹

Standard	Single Family, Detached		Single Family, Attached	Two- family	Townhouse
Lot Size, minimum	7,500	4,500	7,000	6,000	1,750 7,000
Dwelling Size, minimum	-	-	3,500	3,000	-- 1,750
Dwellings per structure, max.	-	-	3	2	7
Lot Width, minimum feet	60	35 ²	35 ²	60	20
Front Setback, minimum feet	15	15	15	15	5 ³
Front Setback, minimum feet (Attainable Housing)	--	10	10	10	5
Side Setback, minimum feet	10	6	6	6	10
Side Setback, minimum feet (Attainable Housing)	6	4.5 ⁴	--	4.5 ⁴	7.5
Rear Setback, minimum feet	10	10	10	10	15
Rear Setback, minimum feet (Attainable Housing)	7.5	7.5	7.5	7.5	--
Building Height, max. feet	35	40	40	40	45
Acc. Building Height, max. ft.	20	20	20	20	20
Impervious Coverage, max %	See Section 11.02 “Impervious Cover”				
Perimeter Buffer, min. feet	See Chapter 8 “Tree Preservation, Landscaping and Fencing”				

1. All Standards in Table 6.07.020.C shall meet any specific requirements of the allowed housing type, as detailed elsewhere in this Chapter. When a conflict occurs between such requirements and the standards of this Table, the Table shall apply.
2. Lots less than 40 feet in width must be alley loaded lots, with the exception of townhouse lots.
3. See Section 6.03.070.C.1.a for clarification.
- ~~4. All applicable requirements of the Fire Code must be met.~~

D. Interpretations and Exceptions

All dimensional standards in Paragraph (C), above, are subject to the interpretations and exceptions in Section 6.05.

E. Perimeter Buffer

The perimeter buffer applies to the subdivision edge or contiguous area of a Housing Diversity Development, and not to specific Zoning Districts within the Development. The perimeter buffer may be counted towards required landscaping if it is within the lot.

F. ~~Alternative Sidewalk Design~~ Attainable Housing

Refer to Section 12.02.040 Alternative Design and Financing for sidewalk options in Housing Diversity Developments.

- ~~1.—Housing Diversity Developments that include 10% of the housing units available for those whose incomes are less than or equal to 80% of the area median income (attainable housing); and for which the deed for each attainable housing unit lot approved by the City Attorney and including language that provides that for seven years from the date of the original home sale to the qualifying buyer any resale shall be to a party whose income is less than or equal to 80% of the area median income or, absent that, shall require a payment to the City of their proportionate share of fees that were waived for their lot.~~
- ~~2.—Housing Diversity Developments that meet the eligibility criteria set forth in subsection (1) may use the setback adjustments as noted in Table 6.07.020.C.~~
- ~~3.—Housing Diversity Developments that meet the eligibility criteria set forth in subsection (1) are exempt from the requirement to pay parkland dedication fees, impact fees, and connection fees for those units that meet the definition of attainable housing (i.e., for up to 10% of the lots.) These waived fees shall either be used to reduce the price of the home or for buyer incentives, such as funds to help with closing costs.~~

6.07.030 Workforce Housing Development

A. Purpose

To encourage affordable housing for the workforce, this Code allows flexibility to the development standards and allowable housing types for projects that foster housing affordability.

B. Dimensional Standards

The following Table provides the dimensional standards for each residential district that can be used in lieu of the dimensional standards otherwise applicable.

Table 6.07.030 Workforce Housing Dimensional Standards

<u>Standard</u>	<u>RS</u>	<u>TF</u>	<u>TH</u>	<u>MF-1</u>	<u>MF-2</u>
<u>Lot Size, Minimum</u>	<u>4,500</u>	<u>6,000</u>	<u>1,750</u>	<u>12,000</u>	<u>2 acres</u>
<u>Dwelling Units per acre, max</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>14</u>	<u>24</u>
<u>Dwelling Size, Minimum</u>	<u>--</u>	<u>3,000</u>	<u>1750</u>	<u>--</u>	<u>-</u>
<u>Dwellings per structure, Max</u>	<u>--</u>	<u>2</u>	<u>8</u>	<u>20</u>	<u>50</u>
<u>Lot Width, minimum feet</u>	<u>35²</u>	<u>60</u>	<u>20</u>	<u>50</u>	<u>50</u>
<u>Front Setback, minimum feet</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>15</u>	<u>15</u>
<u>Side Setback, minimum feet</u>	<u>5.5</u>	<u>5.5</u>	<u>7.5</u>	<u>10</u>	<u>10</u>
<u>Side Setback to Residential District, minimum feet</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>20</u>	<u>30</u>
<u>Rear Setback, minimum feet</u>	<u>7.5</u>	<u>7.5</u>	<u>10</u>	<u>10</u>	<u>15</u>

<u>Rear Setback to Residential District, minimum feet</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>20</u>	<u>30</u>
<u>Building Height, max feet</u>	<u>40</u>	<u>40</u>	<u>45</u>	<u>35</u>	<u>45</u>
<u>Impervious Coverage, max %</u>	<u>See Section 11.02 "impervious Cover"</u>				

1. All Standards in Table 6.070 C B shall meet any specific requirements of the allowed housing type, as detailed elsewhere in this Chapter. When a conflict occurs between such requirements and the standards of this Table, the Table shall apply.
2. Lots less than 40 feet in width must be alley loaded lots, with the exception of townhouse lots.

C. Interpretations and Exceptions

All dimensional standards in Paragraph (C), above, are subject to the interpretations and exceptions in Section 6.05.

D. Alternative Sidewalk Design

Refer to Section 12.02040 Alternative Design and Financing for sidewalk options in Workforce Housing Developments.

E. Workforce Housing

1. Workforce Housing Developments in Single-Family Residential, Two-Family and Townhouse Districts that include 20% of the housing units available for those whose incomes are less than or equal to 80% of the area median family income (as set by the Department of Housing and Urban Development) are eligible to use the standards in Table 6.070.030 for all lots within the subdivision. The deed restrictions, approved by the City Attorney, must include language that requires all workforce housing lots be restricted for ten years from the date of the original home sale to the qualifying buyer any resale shall be to a party whose income is less than or equal to 80% of the area median family income or, absent that, shall require a payment to the City of their proportionate and prorated share of fees that were waived for their lot.
2. Workforce Housing Developments in Low-Density Multifamily (MF-1) and High-Density Multifamily (MF-2) Districts are eligible to use the dimensional standards in Table 6.07.030 with the provision of the following workforce housing units.
 - a. Dwelling Units per structure maximum can be reached by providing 5% of the total development as workforce units.
 - b. Front Setback can be reduced by 5 feet for every 10% of total development set as workforce units, to the minimum.
 - c. Impervious cover can be increase by 10-% for every 10-% of the total development set as workforce units, to the maximum of 70%, with required water quality improvements as required in Section 11.02.

F. Fee Waivers

Workforce Housing Developments are eligible for administrative fee waivers, as adopted and published by the City of Georgetown.

Chapter 11 Environmental Protection

Section 11.02 Impervious Cover

These impervious cover limitations are adopted to minimize negative flooding effects from stormwater runoff and to control, minimize, and abate water pollution resulting from urban runoff of rainwater or other non-point specific sources, pursuant to §26.177 of the Texas Water Code.

11.02.010 Impervious Cover Limitation

Impervious Cover limitations apply to all properties in the city limits and the city’s extraterritorial jurisdiction (ETJ).

B. Residential Development

Residential Development in the City limits shall follow the provisions below. All development in the ETJ shall follow the provisions in Section C below.

1. Except as provided in Subsection b and c, below, Impervious Cover for development located in Residential Zoning Districts shall be calculated on a per subdivision basis and shall not exceed the limits set forth in Table 11.02.010.B. All maximum percentages are established by district, regardless of use. The limits in Table 11.02.010.B apply to all development located in Residential Zoning Districts over any part of the Edwards Aquifer in the table below.

Table 11.02.010.B: Impervious Cover (max. %) for Residential Zoning Districts

	Residential Zoning Districts								
	AG	RE	RL	RS	TF	TH	MF-1	MF-2	MH
All properties	20	40	45	45	45	50	50	50	50

2. Exceptions for Residential Zoning Districts

- a. Impervious cover credits are established for all properties, regardless of size and location, in Section D below.
- b. For Conservation Subdivisions in Residential Zoning Districts, a bonus of 10% per subdivision is granted for all properties.
- c. For Workforce Housing Development in MF-1 or MF-2 Districts, a bonus of up to 20% per site is granted with the provision of 20% of the units restricted as Workforce Housing.

Chapter 12 Pedestrian and Vehicle Circulation

Section 12.02 Pedestrian and Bicycle Mobility

12.02.040 Alternative Design and Financing

A. Alternative Sidewalk Plan

An Alternative Sidewalk Plan is intended to allow options for the construction of sidewalks required by this Code for sites with unique and extraordinary conditions. These alternatives represent the City's commitment to a comprehensive sidewalk network for pedestrian traffic and handicap accessibility, while acknowledging physical and timing constraints that often occur in the development of particular parcels. To meet the standards of this Code and the Overall Transportation Plan, this section provides that development sites may qualify for alternative routes, payments-in-lieu of construction or delay in construction due to roadway expansion.

1. For developments with difficult topographical conditions, an Alternative Sidewalk Plan may be requested. The applicant shall provide an engineering study, to the Development Engineer that demonstrates whether the terrain or geographic features of a location are such that it is not physically feasible to construct a sidewalk to UDC requirements. Based on this study, the Development Engineer shall determine if the site qualifies for an Alternative Sidewalk Plan, to be considered by the Director.

- a. Alternative Pedestrian Routes

If the site qualifies for an Alternative Sidewalk Plan, the applicant shall propose an alternative pedestrian route on the site that would serve the same pedestrian function. This does not exempt the site from meeting accessibility standards as defined by the Texas Accessibility Standards. Sidewalks listed as top priority in the Overall Transportation Plan may require a greater level of design and accessibility due to the necessity of the route. If approved, an access easement shall be granted for alternative pedestrian routes located outside of the public right-of-way.

- b. Fees-in-Lieu

If the site qualifies for an Alternative Sidewalk Plan, but the alternative pedestrian route is not approved by the Director, a fee-in-lieu will be required prior to Site Plan approval, equivalent to the cost of construction as estimated from the construction plans approved by the Development Engineer. Sidewalks listed as top priority in the Overall Transportation Plan are required to pay an additional 25% fee-in-lieu to cover the cost of the City installing the sidewalk.

2. A delay in construction of the sidewalk for a period not to exceed 36 months may be requested if the City, County, or State have adopted and engineered road sections that would widen, reconstruct, or otherwise reconfigure the adjacent street and the alignment for such design has not yet been determined. However, once an acceptable location for the sidewalk has been determined that would not require replacement of the sidewalk during

construction of the roadway; the property owner has six months to complete the sidewalk construction.

3. With a Housing Diversity or Workforce Housing Development (Section 6.07), any combination of sidewalks, walkways, bikeways, trails, etc., intended for use as a travelway for pedestrians and/or bicyclists may be approved by the Director to serve in lieu of the required sidewalk. The Alternative Sidewalk Plan shall be a minimum of four feet on at least one side of each street. A request for an Alternative Sidewalk Plan shall be submitted for consideration at site plan or plat review.

Section 12.03 Streets

12.03.020 Design Standards

The following standards are used for the determination of proper classification of streets.

Table 12.03.020 Street Classification Standards

Standard	Alley	Residential Lane	Residential Local Street	Residential Collector	Major Collector	Minor Arterial	Major Arterial
Expected ADT	---	< 800	< 800	> 800	>2500	>12,500	>24,000
Right-of-way (min. feet)	20	50	50	65	73	110	135
Paved Width (feet)	15	21	28**	37**	45	82	106
Traffic Lanes: Number of Lanes Lane Width (feet)	1 15	2 9.5	2 8	2 10.5	2 - 4 11-14.5	4 12	6 12
Median Width (feet)	---	---	---	---	---	24	24
Design Speed (mph)	---	20-30	20-30	30-35	30-35	35-45	35-45
Driveways Permitted	Yes	No	Yes	Yes	Yes	Yes	Yes
Parking	None	None	Both Sides	Both Sides**	Both Sides**±	None	None
Landscape Easement (min. 5' width)	None	Both Sides	Both Sides	Both Sides	Both Sides	Both Sides	Both Sides
Sidewalks (min. 5' wide)	None	Both Sides	Both Sides	Both Sides	Both Sides	Both Sides	Both Sides

Commercial Driveway Spacing for City /County Controlled Roadways* and State System Highways**		
Posted Speed (MPH)	Driveway Spacing (Feet)	
< 30	200	
35	250	
40	305	
45	360	
50	425	
Minimum Connection Spacing Criteria for Freeway Frontage Roads**		
Minimum Connection Spacing (feet)		
Posted Speed (MPH)	One-Way Frontage Roads	Two-Way Frontage Roads
<30	200	200
35	250	300
40	305	360
45	360	435
>50	425	510

Desirable Spacing between Freeway Exit Ramps and Driveways**				
Total Volume (Frontage Road + Ramp) (vph)	Driveway or Side Street Volume (vph)	Spacing (feet)		
		Number of Weaving Lanes		
		2	3	4
< 2500	< 250	460	460	560
	> 250	520	460	560
	> 750	790	460	560
	> 1000	1000	460	560
>2500	< 250	920	460	560
	> 250	950	460	560
	> 750	1000	600	690
	> 1000	1000	1000	1000

* Adopted July 2001 City of Georgetown Driveway Spacing Study based on AASHTO (American Association of State Highway and Transportation Officials) sight distance standards.

** City of Georgetown, Access Management Policy prepared by HDR, December 2003

Housing Diversity Developments may reduce the paved width on Residential Local Streets to 26 feet and to 30 feet on Residential Collector Streets if only one parking lane is allowed.

*** For 2 Lane Roadways Only

Chapter 16 Definitions

Section 16.02 Definitions

The following definitions describe terms found in this Code.

Dwelling or Dwelling Unit, Accessory. A small separate dwelling unit, either detached or attached to the principal dwelling unit, which includes full kitchen facilities, and ~~provides living quarters for the occupants of the principal dwelling or their temporary guests. Accessory Dwelling Units shall not be rented or offered for rent.~~ Often referred to as “guest homes”, “granny flats”, “garage apartments”, or “mother in law units”, accessory dwelling units are intended to be integrated into primarily single family neighborhoods to provide housing alternatives for a variety of age groups and income levels with minimal impact on the character of the neighborhood while providing income for the homeowner living in the primary residence.

Workforce Attainable Housing. As used in this Code, the residential dwelling units in Workforce Housing Diversity Developments are available for those whose incomes are less than or equal to 80% of the area median family income, as defined by the Department of Housing and Urban Development (HUD) for the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA).
