

**UVALDE, TEXAS, CODE OF ORDINANCES
CHAPTER 17 ZONING**

**AN ORDINANCE OF THE CITY OF UVALDE, TEXAS
APPROVING, ADOPTING AND AMENDING CHAPTER 17
OF THE UVALDE MUNICIPAL CODE FOR ZONING,
SECTION 17.20.050**

17.20.050 - Original historic downtown overlay district.

A. Declaration of Policy. The city council hereby finds and declares as a matter of public policy that the original historic downtown overlay district is established to allow the city more flexibility in authorizing the location and occupation of secondary residential uses in the original historic downtown commercial area without affecting the underlying zoning district and giving property owners the certainty of the zoning regulation of the underlying district. The original historic downtown area of the city is substantially developed in a dense pattern with high building coverage and most parking provided on the street. Because of the unique characteristics of this area, mixed commercial and residential uses are encouraged. The regulations are designed for the specific and special conditions prevailing in the original historic downtown area.

B. District limits The "HDT" original historic downtown overlay shall be defined as that area so designated on the district map for the city being B-3 Business District as described in chapter 17.04, subsection 17.04.020 C.

C. Definitions. The following words, when used in this section, shall have the meanings ascribed to them in this section, unless the context of this section clearly indicates otherwise:

"Loft apartment" means a dwelling unit consisting of a single room or a series of rooms, which is attached but secondary to a main structure and is generally located above the first floor of the structure.

"Studio apartment" means a dwelling unit which has an integral part of the unit a work area generally associated with the creative arts and which may consist of a single room or a series of rooms.

D. Use regulations.

1. Permitted Uses. Uses permitted within the "HDT" district are those permitted within the underlying districts and provided in title 17 zoning, chapter 17.04, subsections 17.04.020 A., B., and C.
2. The following residential uses will be allowed as a secondary use in the "HDT" overlay district for any commercial property.

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3. Special Use Permit Uses. Uses permitted in the underlying district with a specific use permit permitted with a specific use permit in the "HDT" overlay district.

E. Parking Requirements.

1. Parking requirements for primary use commercial property are addressed by this Code. The original historic downtown overlay district does not place additional parking requirements on primary use commercial property.
2. For permitted secondary residential uses, two off street parking spaces per dwelling unit, plus one additional off street parking space per each unit with three or more bedrooms are required. Verification of parking arrangements inside or within 200 feet of the district is required.
3. The city council may waive the parking requirements upon recommendation by the planning and zoning commission, if it is determined that a unique situation exists which warrants such consideration.

F. Commercial and Residential Structures. Within the original historic downtown overlay district (HDT) all commercial structures may contain a residential use with and secondary to the primary commercial use, in accordance with the following restrictions:

1. A certificate of occupancy shall be required in compliance with section 17.12.020 certificate of occupancy, and failure to comply with the provisions of this chapter shall constitute a basis to deny or disconnect city utilities or to require private utility companies to do likewise.
2. Permitted residential uses may not occupy an area greater than 25 percent of the first floor (street level) of a building:

RESIDENTIAL USE MINIMUM DWELLING AREA PER UNIT
REQUIRED IN SQUARE FEET

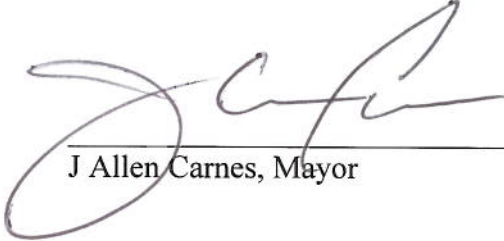
Unit	Square Feet
One bedroom and efficiency	500
Two bedroom	650
Three bedroom	800

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G. Zoning Map Designation. Any land for which an original historic downtown overlay district zoning has been approved shall be indicated on the zoning map with a "HDT" suffix to the basis zoning classification. For example: B-3 central Business District (HDT) would be abbreviated on the official zoning map as B-3/HDT.

(Ord. No. 2009-24, § 1, 9-22-2009)

PASSES, APPROVED, AND ADOPTED this 8th day of October, 2013.



J Allen Carnes, Mayor

ATTEST:



Susan M. Conley, City Secretary