

## **Division 7. Waterfront Overlay District and Subdistrict Uses.**

### **§ 25-2-691 WATERFRONT OVERLAY (WO) DISTRICT USES.**

- (A) This section applies to the waterfront overlay (WO) district, except for a community events use.
- (B) A residential use that is permitted in an MF-6 or more restrictive base district is also permitted in an NO or less restrictive base district.
- (C) A pedestrian-oriented use is a use that serves the public by providing goods or services and includes:
  - (1) art gallery;
  - (2) art workshop;
  - (3) cocktail lounge;
  - (4) consumer convenience services;
  - (5) cultural services;
  - (6) day care services (limited, general, or commercial);
  - (7) food sales;
  - (8) general retail sales (convenience or general);
  - (9) park and recreation services;
  - (10) residential uses;
  - (11) restaurant (limited or general) without drive-in service; and
  - (12) other uses as determined by the Land Use Commission.
- (D) Pedestrian oriented uses in an MF-1 or less restrictive base district:
  - (1) are permitted on the ground floor of a structure; and
  - (2) may be permitted by the Land Use Commission above the ground floor of a structure.
- (E) A determination by the Land Use Commission under Subsection (D)(1) may be appealed to the council. For the City Hall subdistrict, a determination by the Land Use Commission under Subsection (C)(11) may be appealed to council.

Source: Section 13-2-228; Ord. 990225-70; Ord. 990715-115; Ord. 990902-57; Ord. 010607-8; Ord. 031211-11; Ord. 031211-41; Ord. 040617-Z-1.

### **§ 25-2-692 WATERFRONT OVERLAY (WO) SUBDISTRICT USES.**

- (A) This subsection applies to the University/Deep Eddy subdistrict.
  - (1) The following uses are prohibited:
    - (a) automotive rentals;
    - (b) automotive repair services;

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- (c) automotive sales;
  - (d) automotive washing;
  - (e) commercial off-street parking; and
  - (f) a use with a drive-in service.
- (2) The following are conditional uses:
- (a) hotel-motel;
  - (b) service station;
  - (c) local utility services.
- (B) In the North Shore Central subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.
- (C) This subsection applies to the Red Bluff subdistrict.
- (1) The following uses are prohibited:
- (a) light manufacturing;
  - (b) basic industry;
  - (c) stockyards;
  - (d) laundry services; and
  - (e) resource extraction.
- (2) The following are conditional uses:
- (a) automotive rentals;
  - (b) automotive repair services;
  - (c) automotive sales;
  - (d) automotive washing;
  - (e) commercial off-street parking;
  - (f) a use with a drive-in service; and
  - (g) warehousing and distribution.
- (D) This subsection applies to the East Riverside subdistrict.
- (1) The following uses are prohibited:
- (a) automotive rentals;
  - (b) automotive repair services;
  - (c) automotive sales;
  - (d) automotive washing;
  - (e) basic industry;
  - (f) commercial off-street parking;

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- (g) a use with a drive-in service;
  - (h) laundry services;
  - (i) light manufacturing;
  - (j) stockyards; and
  - (k) warehousing and distribution.
- (2) The following are conditional uses:
- (a) hotel-motel;
  - (b) service station; and
  - (c) local utility service.
- (E) This subsection applies to the Travis Heights subdistrict.
- (1) The following uses are prohibited:
- (a) automotive rentals;
  - (b) automotive repair services;
  - (c) automotive sales;
  - (d) automotive washing;
  - (e) basic industry;
  - (f) commercial off-street parking;
  - (g) laundry services;
  - (h) light manufacturing;
  - (i) stockyards; and
  - (j) warehousing and distribution.
- (2) The following are conditional uses:
- (a) hotel-motel;
  - (b) service station; and
  - (c) local utility service.
- (F) In the South Shore Central subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.
- (G) This subsection applies to the Auditorium Shores subdistrict, except for a community events use.
- (1) Not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.
- (2) Use of the area between the primary setback line and the secondary setback line is limited to:
- (a) cultural services;

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- (b) day care services;
  - (c) park and recreation services;
  - (d) food sales; and
  - (e) restaurant (limited) without drive-in service.
- (H) In the Butler Shores subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.
- (I) Use of the Zilker Park subdistrict is limited to park-related structures.
- (J) In the City Hall subdistrict, at least 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement. This requirement does not apply to a building used by the City for a governmental function.
- (K) Cocktail lounge is a conditional use within the Rainey Street subdistrict.

Source: Section 13-2-229; Ord. 990225-70; Ord. 990715-115; Ord. 990902-57; Ord. 010607-8; Ord. 031211-11; Ord. 031211-41; Ord. 20130228-076.