

# FR - Farm and Ranch District

The Farm and Ranch District is intended to protect the urban fringe from incompatible development and unplanned development by allowing the continuation of farming and ranching activities and remaining rural in character through a large minimum lot size and rural roadway cross-section. A cluster development option allows for smaller lot sizes with larger amounts of open space. As the City grows over time, this land is intended to transition in accordance with the community vision set out in the Future Land Use Plan of the City's Comprehensive Plan. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

FR District Land Uses		
Permitted Land Uses	Restricted Land Uses*	Conditional Land Uses*
Uses allowed without restrictions/special approvals.	Uses allowed subject to certain restrictions.	Uses allowed with approval of a Conditional Use Permit.
Animal Clinic or Services Animal Production/Raising Cemetery Commercial Stables Crop Production and Sales Game Ranch Government Landscape Supply & Sales/Garden Center Local/Neighborhood Utilities Major Utilities Passive Outdoor Recreation Religious Assembly Single-Family Detached	Day-Care Center Education Family Home Child-care Group Home Home Enterprise Industrialized Housing Manufactured Home Neighborhood Amenity	Aviation Uses; Fixed Wing Aviation Uses; Rotary Wing Bed and Breakfast Lodging Campground Commercial Rec./Entertain. Community Assembly/Amenity Heavy Equipment Sales/Services Manufactured Home Park Recreational Vehicle Park Special Event Venue Tiny House Development Wireless Transmission Facilities
* Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page.		

FR District Development Standards							
Requirement	Development Type						
	Standard	Cluster	Conservation	Manufactured Home Subdivision	Manufactured Home Park	Tiny House Development	Nonresidential
Min. Lot Size	5 acres	2.5 acres	1.5 acres	1.5 acres	6,000 sq. ft.	5,000 sq. ft.	32,670 sq. ft.
Min. Lot Width	275 ft.	200 ft.	160 ft.	160 ft.	50 ft.	50 ft.	125 ft.
Min. Lot Frontage	200 ft.	175 ft.	120 ft.	120 ft.	20 ft.	20 ft.	n/a
Front Setback	90 ft.	90 ft.	75 ft.	75 ft.	15 ft.	15 ft.	55 ft.
Interior Side Setback	50 ft.	45 ft.	35 ft.	35 ft.	5 ft.	5 ft.	35 ft.
Street Side Setback	75 ft.	55 ft.	35 ft.	35 ft.	10 ft.	10 ft.	35 ft.
Rear Setback	150 ft.	125 ft.	90 ft.	90 ft.	15 ft.	15 ft.	60 ft.
Garage Setback	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Max. Height	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	25 ft.	35 ft.
Max. Lot Coverage	10%	15%	20%	20%	40%	40%	25%
Min. Unit Size	n/a	900 sq. ft.	900 sq. ft.	900 sq. ft.	900 sq. ft.	140 sq. ft.	n/a
Min. Dev. Size	5 acres	16 acres	12 acres	12 acres	10 acres	10 acres	n/a
Max Units/Acre	.20 units/ac	.35 units/ac	.45 units/ac	.45 units/ac	2.8 units/ac	3.00 units/ac	n/a
% Open Space	none	13%	30%	30%	60%	60%	n/a

## Restrictions and Conditions

Land Use	Restrictions/Conditions	Operational/Other Standards
Indust. Housing	Single-family detached or duplex industrial housing are required to have similar exterior, and value equal to or greater than the median taxable value for each single-family detached dwelling located within 500' of the parcel proposed for development.	N/A
Manuf. Home	Must be located within Manufactured Home Subdivision and comply with Manufactured Home Building Unit Standards.	N/A
Manuf. Home Park	Subject to manufactured home park requirements and shall comply with Manufactured Home Building Unit Standards.	N/A
Tiny House Dev.	Subject to approval of Conditional Use Permit and Tiny House Development standards, also must be connected to utilities.	N/A
Group Home	Must be licensed by state, limited to a max of six residents and two supervisors.	N/A
Aviation Uses, Fixed-Wing	Shall comply with Ch. 241, <i>Municipal and County Zoning Authority Around Airports</i> , of Tex. Local Gov't Code. Approval may not be granted until applicant obtains an airport use operating agreement for subject facility.	N/A
Aviation Uses, Rotary Wing	Development shall meet U.S. Dept. of Transp. Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .	N/A
Child-Care Facility, Day-Care Center	Access must be taken from an arterial/collector street. Access shall facilitate safe and expedient pick-up/drop-off circulation without interfering with the parking lot. Outdoor activities shall be setback 100' from residential property and enclosed by wall/fence.	N/A
Community Assembly/Amenity	Parcel shall take access from an arterial or collector street. Parking shall be on-site. Off-site parking is allowed by shared parking agreement if within 250' and connected via a sidewalk.	N/A
Nbhd. Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.	N/A
Education	Parking shall be on site. Access shall facilitate safe and expedient pick-up/drop-off without interfering with the parking lot. Secondary school access shall be via collector/arterial road. Outdoor activities shall be set back 25' from residential property and enclosed by wall/fence. The queuing of vehicles shall comply with Sec 8.3, Off-Street Stacking.	N/A
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.	N/A
Commercial Rec./Entertainment	Facility must be located a minimum of 600' from residential property; access to service/parking areas for 50+ vehicles must be via a collector or higher classification street; after-hours lighting limited to that necessary for security purposes.	N/A
Recreational Vehicle (RV) Park	Recreational vehicles only allowed within an RV Park. The RV Park shall be planned through a Site Development Plan; take access from an arterial/collector street with a minimum 30' driveway width; and provide centralized solid waste collection. One RV allowed per space. Each space requires a 10' x 24' parking pad constructed of	N/A

## Restrictions and Conditions

Land Use	Restrictions/Conditions	Operational/Other Standards
	concrete, asphalt, or similar material; adequate frontage on an access drive to allow loading/unloading maneuvering space; connections to potable water, sanitary sewer, and electrical power; and a permanent space number marker clearly visible day/night. RV parks may include sanitary facilities, storage buildings, or management offices. Common area amenities required based on number of units.	
Retail Sales/Service, Heavy Equipment	In addition to approval of a Conditional Use Permit, any storage of equipment shall be set back at least 150 feet from the right-of-way and shown on the Site Development Plan. A Fire Lane shall be shown within the storage area.	The use shall be limited to sales and services of heavy equipment for Agricultural uses.
Special Event Venue	Outdoor seating/music/entertainment shall be 100' from residential property and screened by wall/fence. Alternative parking material may be allowed for large event venues for overflow parking beyond minimum required if screened from view.	N/A
Bed and Breakfast Lodging	In addition to approval of a Conditional Use Permit, the owner/operator of the bed and breakfast shall be a full-time resident of the main dwelling on the property in which the use is located. No more than four guestrooms per property shall be allowed. On-site parking (except driveways) shall not be located in the front yard and shall be screened by a wall or fence at least six feet in height and five-foot landscape buffer. Each guestroom has access to a hall or exterior door;	No food preparation, except beverages, is allowed within individual guestrooms and preparation and service of food shall conform to all applicable regulations of the State of Texas and Burnet County. No meals may be served to the general public.  Guestroom rentals shall not be allowed for more than 21 consecutive days.
Fam. Hm. Childcare	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one employee outside home. Must meet all state certification, licensing and/or monitoring requirements.	N/A
Home Enterprise	<p>The home enterprise shall be clearly incidental and secondary to its principal use as a dwelling unit by its occupants (non-resident employees are not permitted). The property and buildings must remain residential in appearance; this includes no external alterations to the dwelling unit; no outdoor storage including but not limited to equipment, materials, supplies, and vehicles with more than two (2) axles; no visible display of goods, products, services; and no signage. In addition, home enterprises may be located within the principal structure or a permitted accessory structure in accordance with the following:</p> <ol style="list-style-type: none"> <li>1. Principal Structure. The area dedicated to the use shall not be greater than 20 percent of the livable floor area of the first floor of the principal structure, or 500 square feet, whichever is less.</li> <li>2. Accessory Structure. The area dedicated to the use shall not exceed the maximum square footage allowed for all accessory buildings or structures as set out in Section 4.6.1, Accessory Buildings and Structures, and any other applicable standards of the regulations.</li> </ol>	<p>A home enterprise shall not generate sound, smell, vibration, light, or dust that is offensive or that creates a nuisance; nor generate traffic between the hours of 8:00 p.m. and 6:00 a.m. In addition, no hazardous materials may be manufactured, stored, or processed, or disposed of on the premises.</p> <p>All vehicle parking related to the home enterprise shall occur on the residential driveway or permitted in-street parking, provided that on-street parking is allowed.</p> <p>If the home enterprise included on-site instructional services (e.g., music, dance, or educational tutoring), no more than five students shall be allowed at one time.</p> <p>Deliveries by commercial vehicles are limited to the hours of 8:00 a.m. to 6:00 p.m.; however deliveries by a regular carrier such as USPS, UPS, and FedEx may be delivered during their typical hours.</p> <p>The following home enterprises are not allowed: child-care facilities with greater than 10 children, retail sales, vehicle sales and services, including the painting of vehicles, contractor yards, animal breeding, animal hospitals, pet grooming, commercial kennels, commercial stables, veterinary offices, clinics, hospitals, barbershops and beauty parlors exceeding one chair, junkyards, lodging houses, massage parlors/therapy clinics, rental outlets, adult oriented businesses or vehicle repair shops.</p>

## Prohibited Land Uses

Apartment – Attached/Detached  
Bar or Night Club  
Brewery/Distillery/Winery  
Business or Trade School  
Car Wash  
College/University  
Commercial Parking  
Contractor Services  
Cottage  
Duplex  
Food & Drink (general)  
Food & Drink (neighborhood)  
Full or Limited Service Hotel  
General Retail Sales  
Housing/Services for the Aging  
Hospital  
Hotel, Extended Stay  
Industrial Services Light/Heavy  
Large Scale Retail Sales/Service  
Live-work Unit  
Loft Apartment  
Medical Office/Clinic  
Office and Office-Showroom  
Pawn Shop  
Personal Services  
Provisional Housing  
Quadplex  
Research & Development

Residential Childcare Facility  
Resort Hotel  
Resource Extraction – Surface/Subsurface  
Scrap and Salvage Yard  
Self-storage  
Shopping Center  
Single-Family Attached  
Single Family Zero Lot Line  
Social Service Institution  
Storage Yard  
Townhouse  
Transportation Facilities  
Triplex  
Utility Service Provider  
Vehicle Gas/Fueling Station  
Vehicle Sales and Rentals  
Vehicle Services – Minor / Major  
Warehouse and Distribution  
Waste Related Services