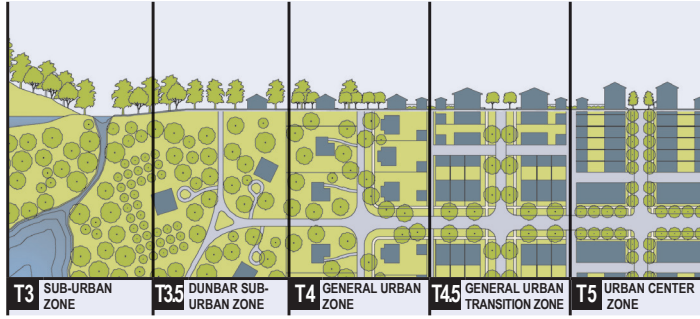


ARTICLE 1. GENERAL TO ALL PLANS

San Marcos, Texas

1.2. SUMMARY TABLE - DOWNTOWN



a. ALLOCATION OF ZONES - not applicable

b. BASE RESIDENTIAL DENSITY (see Section 5.9)

By Right	8 DUA	10 DUA	12 DUA	16 DUA	24 DUA
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c. BLOCK SIZE - not applicable

d. THOROUGHFARES - not applicable

f. LOT OCCUPATION

Lot Width	60 ft. min 180 ft. max	18 ft. min 150 ft. max	18 ft. min 120 ft. max	18 ft. min 196 ft. max	18 ft. min 196 ft. max
Lot Coverage	40% max	60% max	60% max	80% max	100% max

g. SETBACKS - PRINCIPAL BUILDING (see Table 5.8 - 5.12)

(g.1) Front Setback (Principal)	24 ft. min	5 ft. min 20 ft max	6 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
(g.2) Front Setback (Secondary)	12 ft. min	5 ft. min 20 ft max	6 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
(g.3) Side Setback	12 ft. min	0 ft. or 6 ft min total	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max
(g.4) Rear Setback	12 ft. min	12 ft. min *	3 ft. min *	3 ft. min *	3 ft. min *
Frontage Buildout	40% min	60% min	70% min	80% min	80% min

h. SETBACKS - OUTBUILDING (see Table 15)

(h.1) Front Setback	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop
(h.2) Side Setback	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 5 ft. at corner	0 ft. min or 5 ft. at corner	0 ft min
(h.3) Rear Setback	3 ft. min	3 ft. min	3 ft. min *	3 ft. *	3 ft. max *

i. BUILDING DISPOSITION (see Table 5.1)

Edgeyard	permitted	permitted	permitted	permitted	by Warrant
Sidyard	not permitted	permitted	permitted	permitted	permitted
Rearyard	not permitted	not permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	permitted	permitted

j. PRIVATE FRONTAGES (see Table 5.3)

Common Yard	permitted	permitted	permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	permitted	permitted	not permitted
Terrace or Dooryard	not permitted	not permitted	not permitted	permitted	permitted
Forecourt	not permitted	not permitted	not permitted	permitted	permitted
Stoop	not permitted	not permitted	permitted	permitted	permitted
Shopfront	not permitted	not permitted	permitted	permitted	permitted
Gallery	not permitted	not permitted	permitted	permitted	permitted

k. BUILDING CONFIGURATION (see Table 5.2)

Principal Building	2 Stories max	3 Stories max	3 Stories max	3 Stories max	5 Stories max. 2 min*
Outbuilding	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max

l. BUILDING FUNCTION (see Table 5.4 & Table 5.7)

Residential	restricted use	limited use	limited use	open use	open use
Lodging	restricted use	restricted use	limited use	limited use	open use
Office	restricted use	restricted use	limited use	limited use	open use
Retail	restricted use	restricted use	limited use	limited use	open use

DISPOSITION

CONFIGURATION

FUNCTION

ARTICLE 5