

R-2" Two-family Residential District:

(NOTE: THIS DISTRICT IS INTENDED TO RECOGNIZE AND IS LIMITED TO PRE-EXISTING PROPERTIES A ANNEXED AREAS WHERE SUCH ONE-FAMILY RESIDENTIAL AND TWO-FAMILY RESIDENTIAL UN PREVIOUSLY EXISTED. VACANT LAND IS NOT ELIGIBLE FOR THIS ZONING DISTRICT DESIGNATION.)

Two-family dwelling (minimum lot area is 1 acre; minimum floor space 1,000 sq. ft.; maximum height is 30 ft.) limited to more than two such buildings per lot occupied by no more than a total of four families. Condominium Regimes to be review by the City Council. Any Special Uses as permitted in "R-1" district.

R-3" Transitional Residential District:

Clustered or detached single family dwellings (minimum lot area is two (2) acres; minimum floor space is 600 sq. ft.; maximum height is 30 ft.) limited to no more than an average of two single-family dwelling units per acre and adjacent to a "B" zone district.

Special Uses permitted upon authorization of the City Council are: Home occupation and guest or domestic employee quarters. Some restrictions upon use apply (see Section 94-59 of the West Lake Hills Code).

O" Professional and Business Office District:

Low density commercial office uses (minimum lot area 1.5 acres; maximum height is 30 ft.*; maximum floor area per building is 15,000 sq. ft.). Offices for uses by accountants, architects, attorneys, engineers, physicians, brokers, consultants, insurance agents, real estate agents, massage therapy clinic or similar professional or semi-professional occupations, business office publishing or printing firms not involving the production or distribution of printing materials, or business offices where no sale of merchandise stored on the premises and money exchange occurs.

Special Uses permitted are assembly of and testing electronic components, child day care facility, provided use is in a separate structure on the lot and will not adversely affect other tenants, ~~banks or savings and loans~~, employee dining facility, massage therapy school, temporary churches and other compatible uses as deemed appropriate by the City Council.

B-1" Business 1 District:

Quiet, low density, retail business (minimum lot area 1.5 acres; minimum floor space 1,000 sq. ft.; maximum height is 30 ft.; maximum floor area per building is 15,000 sq. ft.). Any uses permitted in "O" district, plus antique shop; arts & crafts store; bakery; barber or beauty shop; book or stationery store; carpeting, floor covering, and rug store; china or glassware store; clothing or shoe store; confectionery store; delicatessen or catering service; fine arts & crafts gallery; florist or garden shop; health food store; ice cream parlor; jewelry shop; laundry & dry cleaning substation with no actual cleaning work being performed on the premises; nursery or greenhouse; optical goods store; pool supply & service; pharmacy; seamstress; dressmaker or tailor shop; specialty food store; studio for art, dance, drama, music, martial arts, photography, or interior decorating; tobacco shop; toy store. *Special Uses* permitted in "O" Professional & Business Office Districts, child day care facility, minor emergency clinic, ambulatory surgery center and other quiet, low-density, retail business uses.

B-2 Business 2 District:

Retail business uses of higher intensity than "B-1". (Minimum lot area is two acres; minimum floor space is 1,000 sq. ft.; maximum height is 30 ft.*; maximum floor area per building is 20,000 sq. ft.) Any uses permitted in "O", and "B-1" district plus; auto parts store; furniture store, grocery store; hardware store; pharmacy, pet and pet grooming shop; photocopying, typing or printing service; restaurant without drive-in service; sporting goods store, excluding the sale or servicing of boats, boats, motors and motor vehicles; variety store; veterinary clinic; health and/or athletic club; bank and savings and loan association.

Special Uses are the same as those permitted in "O" Professional Office and "B-1" plus commercial kennel; alcoholic beverage sold in a restaurant for on-premise consumption; alcoholic beverages sold in grocery stores for off-premise consumption; research, development or clinical laboratory; liquor store; publishing business; minor emergency clinic or permanent cosmetology clinic.