

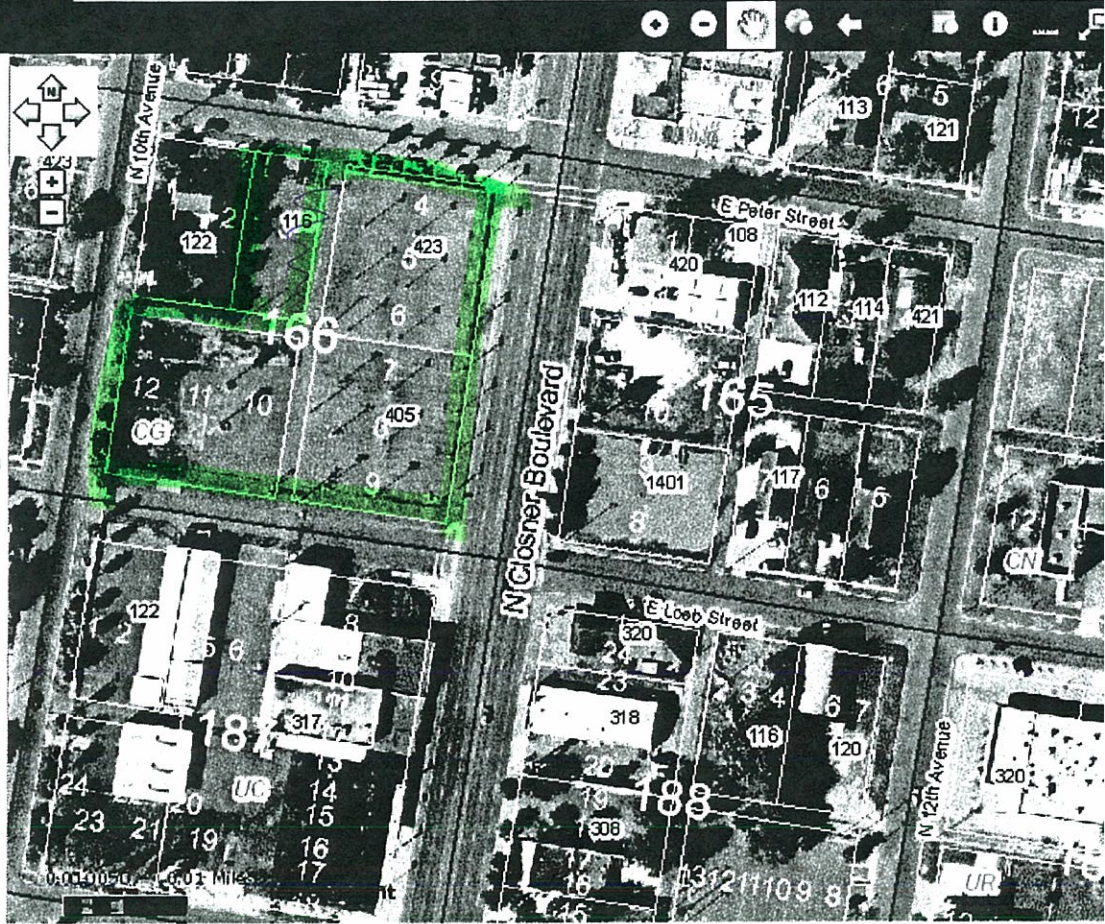
THE CITY OF EDINBURG

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**Table 3.201.A.
Residential Use District Standards**

District and Development Type	Min. OSR ¹	Density ²	Required Utilities	Min. Site Area
Multi-Family	0.20	27.16	Public	30,000 sf.

¹ OSR for single family and manufactured development does not apply to the development of one home on an individual lot that was platted or described prior to the effective date of this Code.

² Density bonuses of 15 to 20% are available for development that includes affordable housing, as provided in Article 5.

**Table 3.201.B.
Nonresidential Use District Standards**

District and Development Type	Min. LSR	FAR	Required Utilities	Minimum Site Area
Agriculture (AG)				
Agriculture	0.95	na.	OS	10 ac.
All other nonresidential uses	0.90	0.042	OS	10 ac.
Suburban Residential (S)				
All nonresidential uses	0.80	0.084 ¹	OS	10 ac.
Auto-Urban Residential (AU)				
All nonresidential uses	0.60	0.169 ¹	Public	2 ac.
Urban Residential (UR)				
All nonresidential uses	0.40	0.432 ¹	Public	10,000 sf.
Urban University (UU)				
University buildings	0.35	0.330	Public	2 ac.
All other nonresidential uses	0.40	0.352	Public	1 ac.
Urban Center (UC)				
Commercial retail	0.00	0.394	Public	5,000 sf.
Office and service	0.15	0.859	Public	10,000 sf.
Mixed use	0.15	1.185	Public	20,000 sf.
All other nonresidential uses	0.20	0.962	Public	15,000 sf.
Neighborhood Conservation (NC)				
All nonresidential uses	0.40	0.253 ¹	Public	2 ac.
Commercial, Neighborhood (CN)				
Commercial retail	0.40	0.197 ²	Public	10,000 sf.
Offices and service	0.50	0.216 ²	Public	10,000 sf.
All other nonresidential uses	0.40	0.253 ²	Public	20,000 sf.
Commercial, General (GC)				
Commercial Retail	0.15	0.280	Public	10,000 sf.
Offices and lodging	0.35	0.320	Public	10,000 sf.

Article 9



- c. Any expansion of a building that is equal to or greater than 10 percent of the existing floor area, regardless of whether the expansion would otherwise qualify as a "substantial improvement."
- 2. The numerical parking requirements set out in Section 9.201, *Parking and Loading Requirements Table*, apply to:
 - a. All new development.
 - b. Changes in the use of existing buildings. However, shopping centers are required only to conform to the standards for shopping centers (provided that parking is not reserved for individual tenants), and a change of any individual use within the center does not require re-assessment of parking demand.
 - c. The net new area of any building, structure, or outdoor use that is modified or expanded.
- 3. The exterior lighting standards set out in Division 9.500 shall apply to all new development and substantial improvements to existing development, except that:
 - a. Public street lighting shall conform to standards set by the City or the Texas Department of Transportation, if along a State or Federal roadway, or to City specifications for City streets.
 - b. Exterior lighting on residential uses or farmsteads are not regulated, except that no spotlights or floodlights shall be permitted that create a glare condition for neighboring property owners.
 - c. Holiday lighting is not regulated unless it is so distracting or glaring that it interferes with traffic on adjoining streets or creates a safety hazard.

Division 9.200 Parking and Loading Calculations

Sec. 9.201 Parking and Loading Requirements Table

A. **Minimum off-street parking and loading requirements.** The minimum off-street parking and loading requirements for the uses set out in this Code are set out in Table 9.201, *Minimum Parking and Loading Requirements*, below.

Table 9.201 Minimum Parking and Loading Requirements		
Land Use	Parking	Loading
Agricultural Uses		
Agriculture	3 spaces / d.u. ¹ used as farm residence	NA ²
Nursery or Greenhouses	1 space / 250 sf. ³ (sales space only)	1 space / 2 acres
Farmstead	3 spaces / d.u.	NA
Commercial Stables	1 space / 333 sf., plus 1 space per 3 stalls	1 space / 40 stalls
Kennel	1 space / 250 SF	NA
Residential Uses		