

LR

Neighborhood Commercial

Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	40 ft or
Minimum Lot Width	50 ft		3 stories
Maximum Building Coverage	50%	Minimum Setbacks	
Maximum Impervious Cover	80%	Front yard	25 ft
Maximum Floor Area Ratio	.5:1	Street side yard	15 ft
		Interior side yard	n/a
		Rear yard	n/a

Permitted and Conditional Uses

† For detail on marked uses in the Neighborhood Commercial district, see the Austin City Code 25-2-586.

Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
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Civic

Club or Lodge (c)	Group Home Class I—Limited *
College and University Facilities *	Group Home Class II (c) *
Communication Service Facilities *	Guidance Services
Community Events *	Hospital Services—Limited (c)
Community Recreation—Private (c) *	Local Utility Services
Community Recreation—Public (c) *	Private Primary Educational Services *
Congregate Living (c)	Private Secondary Educational Services *
Counseling Services	Public Primary Educational Services *
Cultural Services	Public Secondary Educational Services *
Day Care Services—Commercial	Religious Assembly
Day Care Services—General	Residential Treatment (c) Safety
Day Care Services—Limited	Services Telecommunication Tower
Family Home *	(PC) *
Group Home Class I—General *	

LR (continued)

Commercial

Administrative Business Office	Off-Site Accessory Parking
Alternative Financial Services (c)	Pedicab Storage and Dispatch
Art Gallery	Personal Improvement Services – not
Art Workshop *	exceeding 5,000 sq/ft of gross floor space
Consumer Convenience Services	Personal Services
Consumer Repair Services	Pet Services
Financial Services	Plant Nursery (c) *
Food Sales	Printing and Publishing
General Retail Sales—Convenience	Professional Office
General Retail Sales – General – not exceeding	Restaurant—Limited *
5,000 sq. ft of gross floor space †	Restaurant – General – not exceeding
Medical Offices—not exceeding	4,000 sq/ft of gross floor space † *
5,000 sq/ft of gross floor space	Service Station *
Medical Offices—exceeding	Software Development
5,000 sq/ft of gross floor space (c)	Special Use Historic (c) *

Industrial

Custom Manufacturing (c)

Agricultural

Community Garden

Urban Farm *