

Sec. 130-18. - DT-S, downtown—south district.

(a) *General purpose and description.* The downtown districts are established to accommodate existing development and to promote future development in the central area of the city, and to protect the character of the downtown area. They recognize the unique characteristics of each section of downtown and its space limitations. The Downtown Bryan Master Plan, adopted in October 2001, recommends that the downtown district be extended from its current boundaries to create a cohesive urban fabric.

The DT-S, downtown-south district is established to accommodate existing developments and to promote new development in an area which traditionally provided for various types of general retail, office, business and service uses while encouraging secondary residential uses on the upper floors of buildings.

(b) *Permitted uses.*

- Assisted living facilities;
- Banks, savings and loans or credit unions;
- Child care—Class B;
- Child care—Class C;
- Commercial amusement (indoor);
- Condominiums;
- Dance studio;
- Department store (discount/variety);
- Essential municipal uses;
- Fitness center;
- General office use (professional, administrative, etc.);
- Government (federal or state) owned structures, facilities, and uses;
- Hospital;
- Kiosk;
- Laundromats (self-service washateria);
- Loft apartments;
- Medical clinics;
- Motel/hotel;

- Museum/art gallery;
- Nightclub or tavern (5,000 square feet or less);
- Outdoor theater (amphitheater);
- Package liquor store;
- Personal service shop or custom personal services;
- Photography studio;
- Place of worship;
- Radio or television broadcasting studio (without tower);
- Restaurant, cafeteria;
- Retail—General;
- Schools;
- Studio;
- Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work;
- Theater (indoor);
- Veterinary services (no outside runs or pens).

(c) *Conditional uses.*

- College or university;
- Municipal services support facilities;
- Nightclub or tavern (greater than 5,000 square feet);
- Police station;
- Roof-top heliport or helistop;
- Tattoo studio (see [section 130-34\(n\)](#)).

(d) *Lot area, height, and setback requirements.* See building setbacks and lot standards in article IV of [chapter 62](#).

(e) *Parking regulations.* See access and off-street parking regulations in article VI of [chapter 62](#).

(f) *Architectural regulations.* Building permits within the DT-S district will not be issued prior to the review and approval of the city planner or his or her designee to assure that new construction and/or additions to existing structures are in keeping with the significant

architectural, historic, or cultural elements of the district. Regulations affecting the exterior of the building will be in accordance with the city's design guidelines for the downtown historic district and other local commercial historic resources, and the Downtown Bryan Master Plan.

(g) *Other regulations.*

- (1) Establishments selling alcoholic beverages within the DT-S district shall be exempt from any regulations regarding their proximity to a public school, church, or a public hospital.
- (2) Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of chapter 62, before activity on the property may resume. Single-family dwellings, patio homes, townhouses, and duplexes are exempt from this provision.
- (3) Temporary structures including, but not limited to recreational vehicles, travel trailers, manufactured homes, or mobile homes will not be permitted in the DT-S district.
- (4) The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:
  - a. Emission of smoke, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.
  - b. Vibration is discernible beyond the property line.
  - c. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.
- (5) Wireless telecommunication facilities shall be allowed only as provided for in section 130-35.
- (6) Special use licenses within the DT-S district shall be allowed only as provided for in section 62-251.

(Ord. No. 2110, § 3, 8-25-2015; Ord. No. 2111, § 16, 8-25-2015; Ord. No. 2585, § 7, 10-11-2022)