

URBAN NEIGHBORHOOD (UN)

Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No side or rear yard required when adjacent to a canal or body of water or to an alley or rights-of-way.
3. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
4. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
5. Building facades shall include appropriate architectural details and ornament to create variety and interest.
6. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.
7. Encroachments: Canopies, signs, awnings, balconies and similar overhangs may encroach over any required setback, build-to-line or the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over any side or rear property line.
8. Average Front Yard Setback: Where 30 percent of buildings on one side of a street, on a single block, are built with 10 feet or less front yard setback, the average setback of the structures shall be the required setback.
9. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.
10. Any outdoor storage areas accessory to the main use shall be enclosed by a solid masonry or concrete wall, or a wood fence, and shall not be less than 6 feet nor more than 8 feet in height.



Minimum Lot Standards

Area:	2,500 square feet
Width:	0 feet
Depth:	0 feet

Setbacks

Front:	0 feet
Side:	0 feet
Rear:	0 feet

Building Height

Maximum:	50 feet, measured from base flood elevation
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Parking

Residential:	None required; Maximum 1.5 spaces per unit
Non-Residential:	Minimum 1 space per 1,500 square feet of floor area
Lodging:	1 space per unit

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations

14th Street Corridor

The table on Page 3-15 will govern land uses within the 14th Street UN corridor.

Parking Structure/Lot Incidental to Main Use = Permitted Use; Home Based Occupation/Business = Permitted Use

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Notes (cont.):

10. Design Standards Applicable to Commercial Structures and Uses

- a. Limited Use Standards apply where applicable.
- b. Commercial uses and structures limited to numbered streets in the UN district.
- c. Commercial and Mixed Use building facades shall be designed with a distinct base, middle, and top and shall maintain the alignment of horizontal elements along the block.
- d. Doors or windows forming regular patterns of openings, some accentuated by balconies.
- e. Primary entrance doors for all buildings shall be facing street facing façades.
- f. If driveway and/or off-street service loading and unloading access are provided, cross access easements shall be required when adjoining properties are undeveloped.
- g. There shall be no blank walls greater than 25 feet in width.
- h. 2802 Avenue Q - Auto Repair and Auto Sales are permitted uses on property legally described "ABST 628 Page 122 Lots 8 thru 9 & E 6.33-ft of Lot 10 (2010-1) SW Block 90 Galveston Outlots."

11. Base Flood Elevation

- a. Dry Flood Proofing. Dry Flood Proofing may be used to protect the space inside the building below the Base Flood Elevation if the ground floor entrance is not above the base flood elevation. Stairs and ramps may be incorporated inside the building envelop to transition to a higher level. In the case that dry flood proofing is not feasible, exterior stairs and ramps or other impact approaches shall only be permitted. Exterior ramps and stairs when used shall be positioned to minimize the accessibility of the commercial storefront.
- b. Exterior Ramps and Stairs. If an exterior ramp is required in order to accommodate access to a raised Base Flood Elevation, the ramp shall be oriented perpendicular to the primary facade in order to minimize the visual impact and pedestrian accessibility of the primary facade. If an exterior stair is required to accommodate access to a raised Base Floor Elevation, the steps shall be located towards the primary entrance along the primary facade.

12. Design Standards for New Commercial Structures

- a. 1st Floor Height: 15 feet floor to ceiling.
- b. 2nd Floor and Up: 10 feet floor to ceiling.
- c. Build Material: Stone, brick, stucco, wood siding, cementitious fiber board.
- d. Door Locations: Primary entrance doors for all buildings shall be facing street.
- e. Balconies: Required at 2nd and 3rd floor.
- f. On-site parking: Rear of building, enclosed if on front and access is available
- g. Fencing: Chain-link (cyclone) prohibited.
- h. Windows: Upper floors shall be a minimum of 20 percent of each upper floor facade measured between 3 feet and 9 feet above each finished floor.
- i. Window Type: Vertical orientation.

URBAN NEIGHBORHOOD (UN)

SAN JACINTO NEIGHBORHOOD

East side of 23rd Street –West side of 6th Street; and,
North side of Seawall Boulevard - South side of Broadway

Corner Stores – Permitted Structures:

- 1128 Avenue K - M Menard Survey, Lot 14, Block 131
- 1425 Avenue K - North half of Lots 1 & 2 (1-1), Block 74
- 1516 Avenue K - Lot 11, Block 135
- 1027 Avenue L - North 48.5 feet of Lot 1 (1-1), Block 10
- 1301 Avenue L - Lot 7, Block 13
- 1404 Avenue L - North 61 feet of Lot 7 (7-2), Block 14
- 1509 Avenue L - Lot 2 Oleander Townhouses
- 1528 Avenue L - Lot 14 & west 12 feet of Lot 13, Block 75
- 1201 Avenue M - North half of Lot 7 (7-2) northwest Block 23
- 1327 Avenue M - Lot 1, northeast Block 22, Galveston Outlots
- 1701 Avenue M ½ - Northeast part of Lot 6 & north part of Lot 7 (3306-2), southeast Block 20
- 1728 Avenue N - Lot 14, southeast Block 20
- 1902 Avenue N - Southeast part of Lot 8 (3308-2), southeast Block 19
- 1502 Avenue O - South 80 feet of Lot 8 (3008-1), Southeast Block 46
- 1702 Avenue O - North half of Lot 1 (1001-2), Northeast Block 71, Galveston Outlots
- 1828 Avenue O - South half of Lot 14 (2014-2), Southwest Block 45, Galveston Outlots
- 1902 Avenue O - Lot B, Boatmans House Subdivision
- 2001 Avenue O ½ - Lot 7, Southwest Block 69
- 1212 13th Street (1227 Avenue L) – Lots 1 & 2, Block 12, Galveston Outlots
- 1502 – 13th Street - North ½ of Lot 1 (1-1), northwest Block 48, Galveston Outlots
- 1104 14th street (1401 Avenue K) – North 90 feet of Lot 7 (7-1), Block 74
- 1213 14th Street – North 49.75 feet of Lot 8 & northeast part of Lot 9 (8-3), Block 14
- 1104 15th Street (1425 Avenue K) – North ½ of Lots 1 & 2 (1-1), Block 74, Galveston Outlots
- 1513 - 1515 19thStreet – Lot 8 and east half of Lot 9, and south adjacent alley, northeast Block 44
- 1302 21st Street – North 40 feet of Lot 1 (1-1), northwest Block 19, Galveston Outlots
- 1502 – 1506 21st Street – Lot 3, part of a Lots 1, 2, 3, 4, and half adjacent abandoned alley (1-1), northwest Block 444, Galveston Outlots
- 1624 21st Street - Lot 14 and west 32.08 feet of Lot 13, southwest Block 44, Galveston Outlots
- 1801 21st Street – North 42 Feet of Lot 7 and northeast part of Lot 6 (3007-1), southeast Block 68, Galveston Outlots

Permitted Commercial Land Use:

Located on 8th, 10th, 14th, and 23rd Street

Corner Store/Commercial Structure Standards:

Gross Floor Area Limited to 2,500 sq. ft.

Additional Standards:

Surface parking lots permitted on 10thStreet

URBAN NEIGHBORHOOD (UN)

WILLIAMS-BORDEN NEIGHBORHOOD ASSOCIATION

West side of 35th Street – East side of 39th Street; and,
South side of Avenue O – North side of Avenue S

Corner Stores – Permitted Structures:

- 3827 Avenue O** – Northwest part of Lot 2 (1-1), northwest Block 60, Galveston Outlots
- 3627 Avenue R** – North 75 feet of Lot 1 (1-1), northwest Block 136, Galveston Outlots
- 3702 Avenue R** – Lot A, acres 0.0294, Fulbright Subdivision
- 3828 Avenue S** – South 75 feet of Lot 14 & southwest part of Lot 13 (2014-1), southwest Block 135, Galveston Outlots
- 2001 - 2005 35th Street** – North 75.5 feet of Lot 7 (3007-1), southeast Block 86, Galveston Outlots
- 2427 35th Street** – South 58.79 feet of Lot 8 (3008-2), southeast Block 136, Galveston Outlots
- 1702 37th Street (3625 Avenue O)** – North 61.5 feet of Lot 1, Northwest part of Lot 2 (2-1), Northwest Block 61, Galveston Outlots
- 1712 37th Street** – South 27.5 feet of Lots 1 & 2, southwest part of Lot 3 (1-3), northwest Block 61, Galveston Outlots
- 1713 37th Street (3702 Ave O ½)** – Lot 8, northeast Block 60, Galveston Outlots
- 1710 39th Street** – South 40 feet of Lot 1 & southwest part of Lot 2 (1-2), northwest Block 60, Galveston

KEMPNER PARK NEIGHBORHOOD

West side of 25th Street – East side of 39th Street; and,
South side of Avenue O – South side of Avenue S

Corner Stores – Permitted Structures:

- 2528 Avenue Q** – South 73 feet of Lot 14 (3014-2), southeast Block 91, Galveston Outlots
- 2602 Avenue Q** – Lot 8 & east half of Lot 9, southwest Block 91, Galveston Outlots
- 2628 Avenue Q** – Southwest part of Lot 14 (2014-2), southwest Block 91, Galveston Outlots
- 2728 Avenue Q** – Lot 14, southeast Block 90, Galveston Outlots
- 2802 Avenue Q** - Lots 8 thru 9 & east part of Lot 10 (2010-1), southwest Block 90, Galveston Outlots
- 2927 Avenue Q** – Lot 1 (1001-1), northeast Block 114, Galveston Outlots
- 3028 Avenue Q** – Southwest part of Lot 14 (2014-3), southwest Block 89, Galveston Outlots
- 3228 Avenue Q** – South 76 feet of Lot 14 (201-1), southwest Block 88, Galveston Outlots
- 3227 Avenue R** – North 41.33 feet of Lot 1 and northwest part of Lot (1-3), northwest Block 138, Galveston Outlots
- 3228 Avenue R** – South 51 feet of Lot 14 and southwest part of Lot 13 (2014-1), southwest Block 113, Galveston Outlots
- 3307 Avenue R** – Lot 6, northeast Block 137, Galveston Outlots
- 3201 AVENUE R ½** - Lots 6 & 7, southwest Block 138, Galveston Outlots.
- 3402 Avenue S** – South 53 feet of Lot 8 and southeast part of Lot 9 (2008-3), southwest Block 137, Galveston Outlots
- 3501 Avenue S** – Lot 7, northeast Block 161, Galveston Outlots
- 2102 26th Street** - Lot 1 and west 6.58 feet of Lot 2, northeast Block 116, Galveston Outlots
- 2223 33rd Street** – Lot 8 (3308-1), southeast Block 112, Galveston Outlots
- 2201 35th Street** – North 43.5 feet of Lot 7 & northeast part of Lot 6 (3007-1), southeast Block 111, Galveston Outlots
- 2427 35th Street** – South 58.79 feet of Lot 8 (3008-2), southeast Block 136, Galveston Outlots

URBAN NEIGHBORHOOD (UN)

14TH STREET CORRIDOR LAND USE TABLE

P = Permitted Use; L = Limited Use; S = Specific Use Permit

Agricultural Land Uses	
Agriculture/Urban Farming	P
Residential Land Uses	
Accessory Dwelling Unit	L
Bed and Breakfast	L
Cottage Food	P
Child Care Facility, Day Care (Residential)	L
Community Garden	L
Duplex	P
Home Based Occupation	P
Hospital House Establishment	L
Live-Work Unit	L
Personal Care Homes (DADS)	P
Short Term Rental Residential Dwelling	P
Single-family Detached	P
Townhouse	P
Commercial Land Uses	
Adult Day Care	L
Alcoholic Beverage Sales, Liquor Store or Package	S
Child Care Facility, Day Care (Commercial)	L
Cleaning / Laundry Pick-Up Station	L
College / University / Vo-Tech	P
Commercial Amusement/Recreation Indoor	L
Commercial Lodging (Hotel)	S
Library	P
Music Instruction	P
Medical Office / Clinic / Lab	L
Nursery or Greenhouse, Retail	L
Nursing / Convalescent Home	L
Office	L
Personal Fitness or Music Instruction	L
Pet Grooming Services	L
Place of Public/Private Assembly	L
Private Club	S
Professional Services, Instruction or Counseling	L
Public Safety Facility	P
Recreation Indoor	L
Recreation Outdoor	L
Restaurant, No Drive-In / Through	L
Retail - Commercial	P
School, Private	L