



**WACO
DOWNTOWN**
REDEVELOPMENT PROJECT



WACO DOWNTOWN REDEVELOPMENT
FORM-BASED CODE
INSTALLMENT 1 OF 3

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CITY OF WACO

Future

DOWNTOWN WACO MASTER DEVELOPMENT

STRATEGIC ROADMAP

Adopted June 16, 2024 - Resolution 2024-463

prepared by **HUNT**

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Overall Design Principles

Guiding Principles

Building from the creation of a foundational “why,” the next step in the planning process works to establish the initial guiding principles that will serve as the framework for evaluating and planning the function, location, and appearance of each element of the proposed development as they are conceived by the designers. During the workshop, the team established nine initial guiding principles for the Downtown Master Development Project against which all design decisions will be measured.

Downtown Waco...

- 1.) Activates the Brazos River as the heart of the City
- 2.) Makes visible the City’s unique stories
- 3.) Invites and connects the entire community
- 4.) Generates purposeful economic growth
- 5.) Enriches the public realm through creative expression and exchange
- 6.) Demonstrates environmental stewardship
- 7.) Has an activated ground plane that is walkable and consistent with existing downtown scale and character
- 8.) Is inspired by the intrinsic character of each downtown neighborhood
- 9.) Is a place to gather for generations of residents

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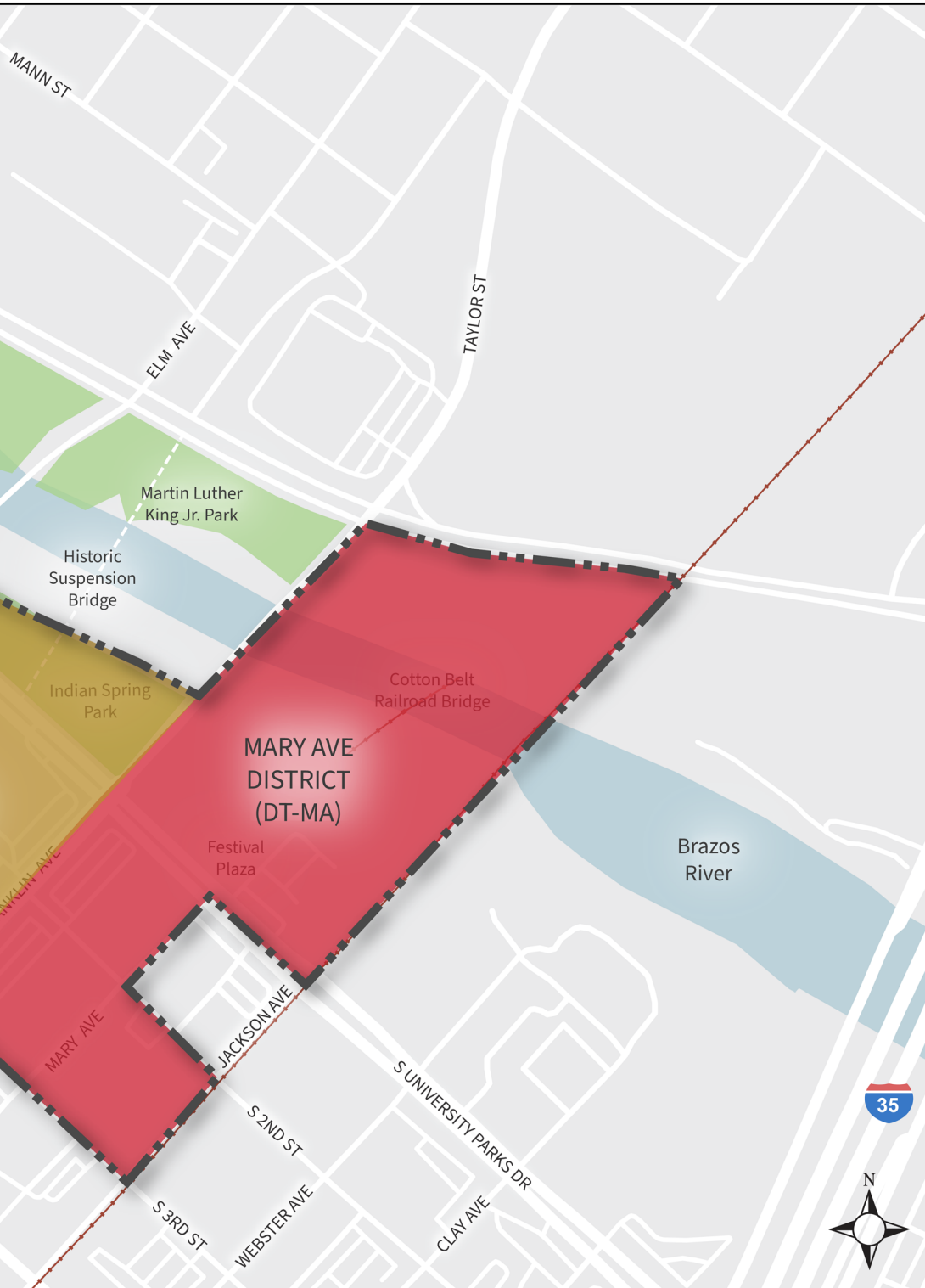
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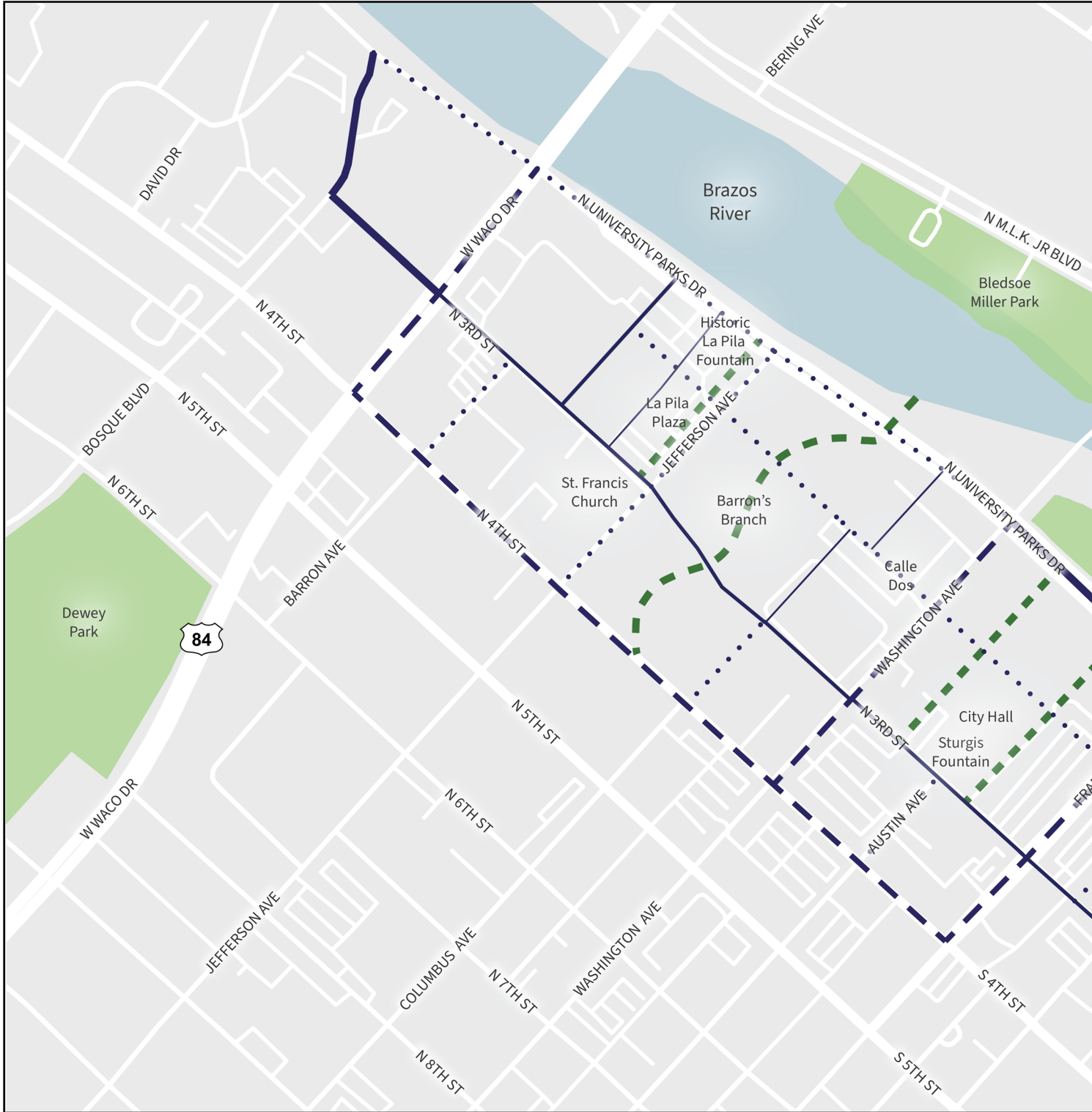
1 Introduction

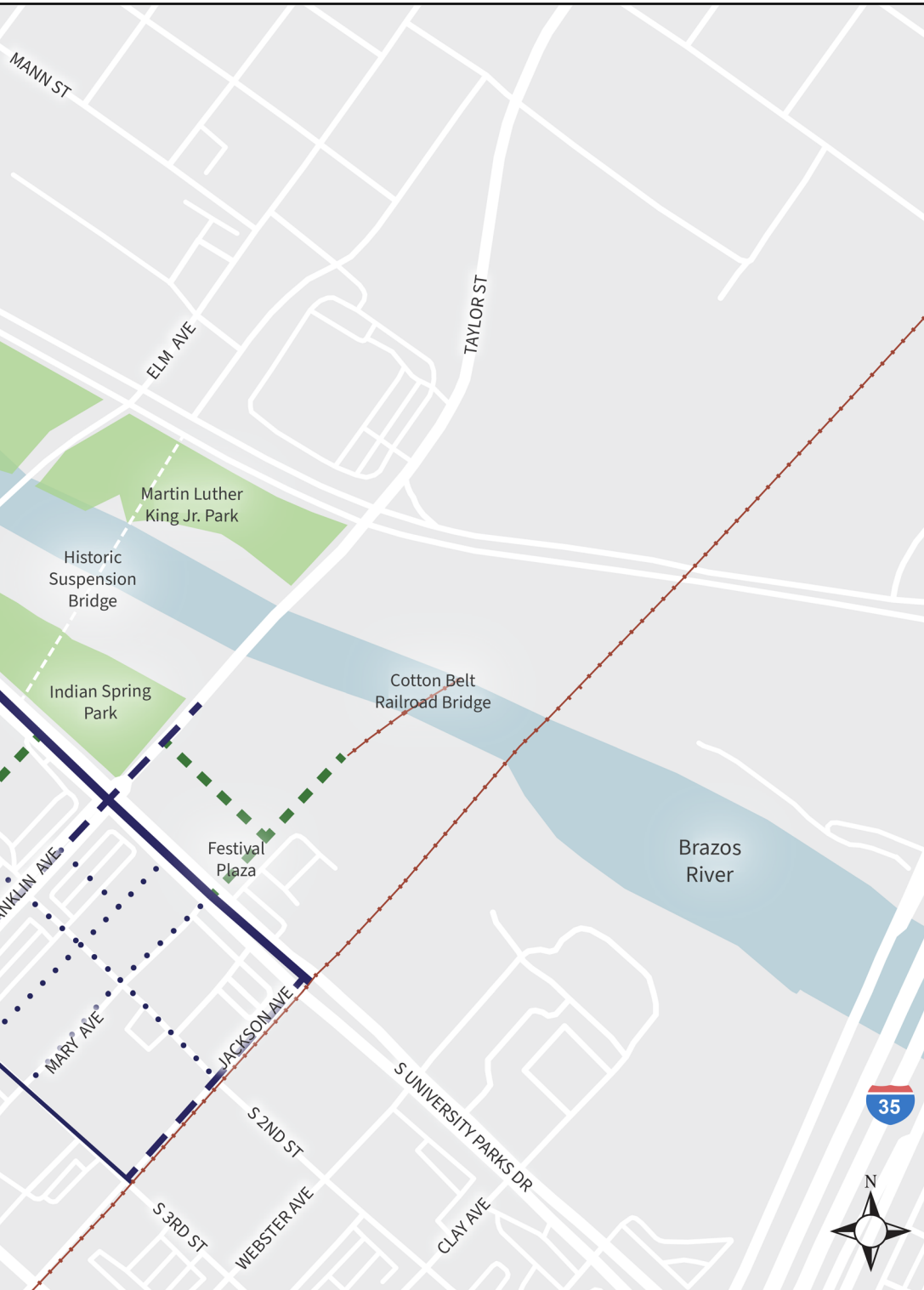
Downtown Form-Based Code Districts Map





Downtown Form-Based Code Street Types Map





Street Types Legend

**Street Type A -
Green Boulevard**

**Street Type B -
Arterial / Gateway**

**Street Type C -
Circulation**

**Street Type D -
Local / Entertainment**

**Street Type E -
Access**

**Special Streets &
Signature Frontages**

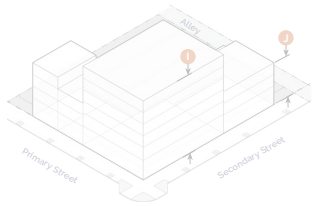
1 Introduction

How To Use This Document

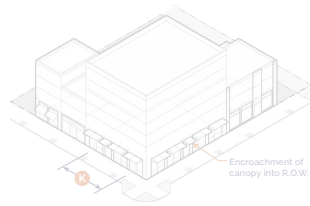
21-03.08

STANDARD DISTRICTS
DT Downtown

Building Form



Building Components

**(f) Building Form**

Building Height	
Primary Building (max.)	
West of the St. Joseph River	150' and 12 stories
Between St. Joseph River and East Race Waterway	150' and 12 stories
East of the East Race Waterway	60' and 5 stories
Primary Front Facade (min.)	16'
Accessory Building (max.)	26'
Building Orientation	
Primary facades shall be oriented to a front lot line or open space.	

(g) Building Components

Allowed Building Frontage Types	
Porch	21-08.03(c)
Screen	21-08.03(d)
Canopy	21-08.03(e)
Forecourt	21-08.03(f)
Storefront	21-08.03(g)
Terrace	21-08.03(h)
Building Entrance	
Distance between Entries	100' max.
Main entrances shall be prominently located and visible from the primary street or open space.	
Allowed Encroachments	
Building components may extend into a right-of-way with approval by the Board of Public Works.	
See Section 21-08.03(i) for building component definitions and additional requirements.	

Key ☒ Allowed ☐ Not Allowed

3-48

September 27, 2021

Intent

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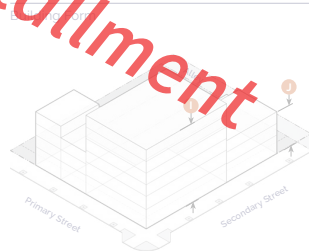
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Building Types

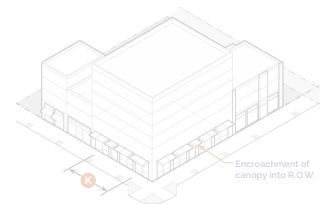
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STANDARD DISTRICTS
DT Downtown

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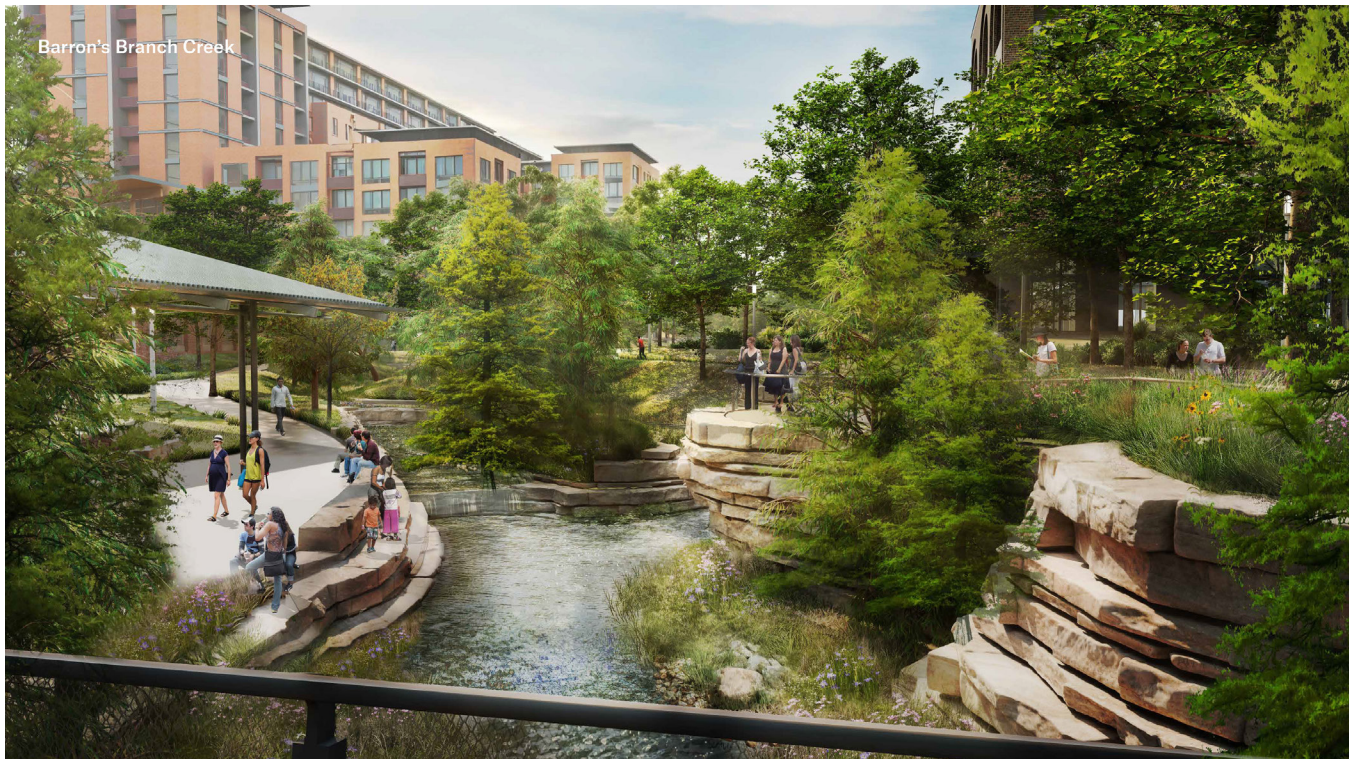
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Key ☒ Allowed ☐ Not Allowed

3-48

September 27, 2021



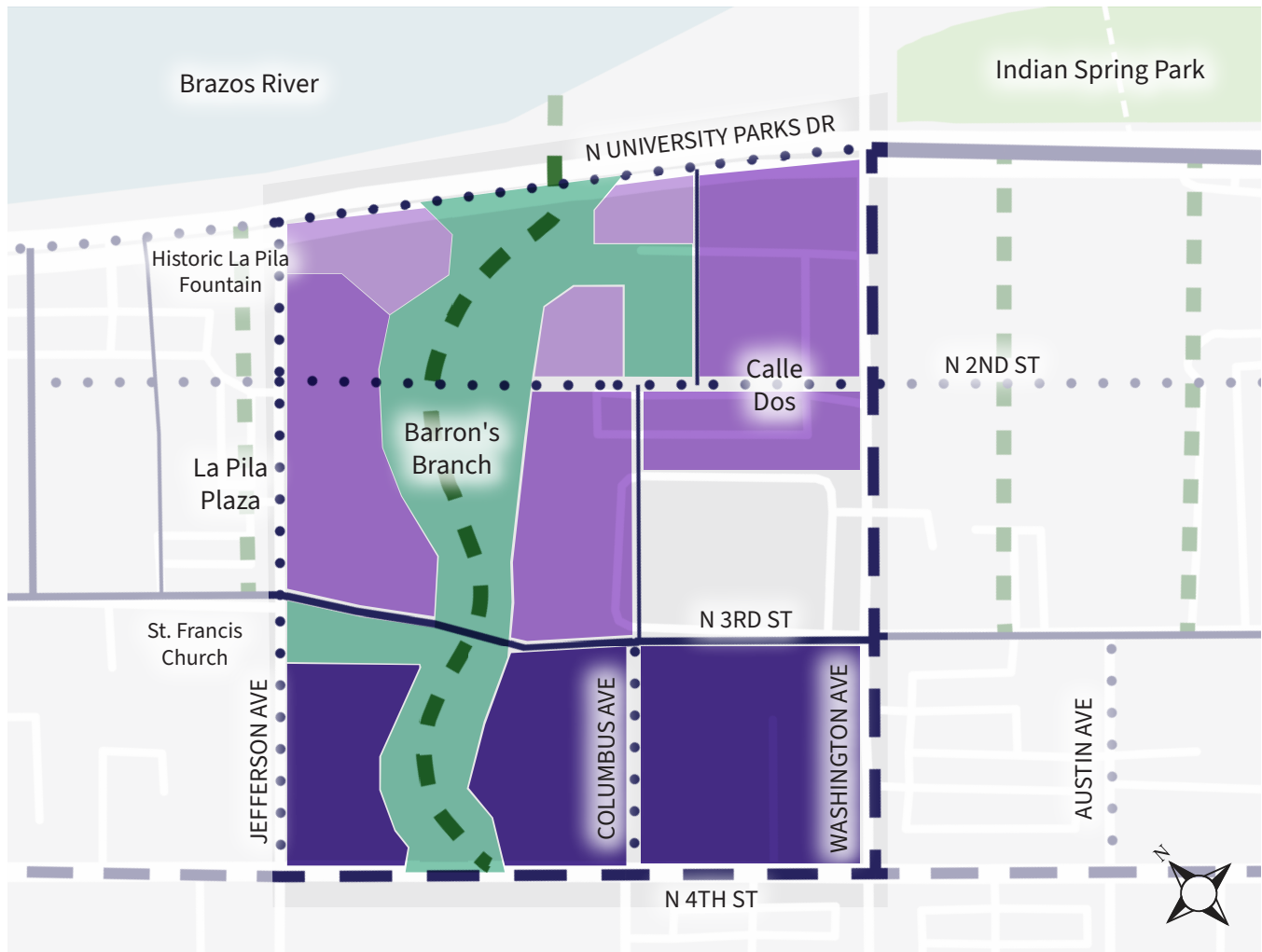
Intent / Character

The regulations establish a **walkable, mixed-use neighborhood** organized around a restored creek and a central pedestrian corridor, honoring the site's cultural and ecological history.

- **Barron's Branch:** The resurfaced creek anchors a linear park linking the district to the Brazos River.
- **Calle Dos:** A pedestrian-only street supports public life and local identity.
- **Public spaces:** Plazas and paseos connect landmarks like St. Francis Church and La Pila fountain.
- **Height transitions:** Taller buildings define the downtown edge along 4th Street; lower scales frame the creek as it meets the Brazos River.
- **Architectural character:** Emphasis on masonry, porches, and shade rooted in historic agrarian styles throughout Waco.
- **Human scale:** Regulations promote active frontages and a small-scale urban layout.

2 Barron's Branch District (DT-BB)

District Map



Applicable Transect Zones

Zone 1:

Supports the district's highest density and tallest buildings, with the southern blocks reinforcing urban intensity and transition from downtown.

Zone 2:

Provides a moderate scale of development at the core of the district, mediating between the more intimate, creek-adjacent blocks to the north and the larger-scale development to the south.

Zone 3:

Preserves and enhances the district's cultural and ecological character through low- to mid-rise development that frames key public spaces along Barron's Branch Creek, Calle Dos, and the Brazos River, emphasizing walkability, heritage, and human-scaled design.

Zone 4:

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration.

Applicable Street & Open Space Types

**Street Type A -
Green Boulevard**

No Type A streets are present in this subarea.

[\(Hyperlink to Type\)](#)

**Street Type D -
Local / Entertainment**

Second Street (Calle Dos) is reimagined as a vibrant, walkable corridor lined with shops and community activity.

[\(Hyperlink to Type\)](#)

**Street Type B -
Arterial / Gateway**

Fourth Street and Washington Avenue are relatively higher-traffic edges; buildings turn inward, and screening or buffers are emphasized.

[\(Hyperlink to Type\)](#)

**Street Type E -
Access**

Alleys and minor internal lanes support service, loading, and emergency access without interrupting active frontages.

[\(Hyperlink to Type\)](#)

**Street Type C -
Circulation Street**

Third Street organizes movement across the district but is not a key pedestrian corridor.

[\(Hyperlink to Type\)](#)

**Creek / Greenway Frontage -
Barron's Branch**

Barron's Branch creek corridor functions as a linear public space for walking, gathering, and cultural events.

[\(Hyperlink to Type\)](#)

Permitted Building Types

**Civic or Event Building**

- **Zone:** 2, 3
- **Role:** Anchors key landmarks like St. Francis Church and community plazas

**High-Rise/Mid-Rise Building**

- **Zone:** 1
- **Role:** A mixed-use structure with four to eight stories (mid) or more than eight stories (high)

**Liner Building**

- **Zones:** 1
- **Role:** A narrow structure designed to mask the edge of a parking garage, or podium structure with active uses

**Live-Work or Flex Building**

- **Zones:** 2, 3
- **Role:** Supports incremental development and residential-commercial hybrids

**Shopfront Building**

- **Zones:** 1, 2
- **Role:** Defines Calle Dos and activates mixed-use frontages

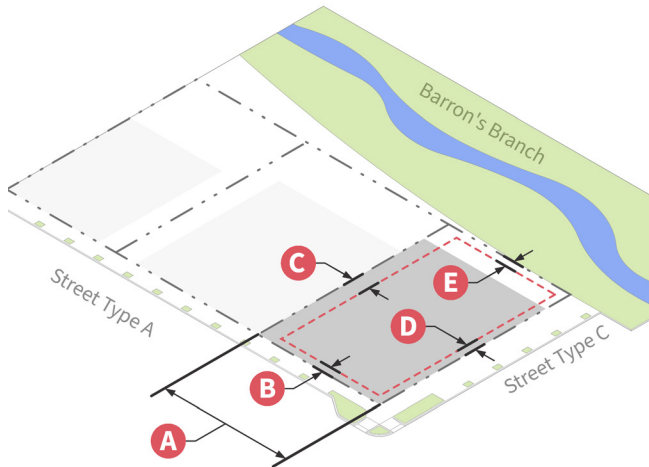
**Townhouse**

- **Zones:** 3
- **Role:** Frames creek and trail edges with walkable residential scale

2 Barron's Branch District (DT-BB)

Site Layout

BUILDING PLACEMENT



Building Placement

Lots

Lot Width (min) None⁽¹⁾ **A**

Lot Coverage (max) Zones 1/2: 85%

Zones 3/4: 90%

Building Setbacks (ft)	Front B	Side C	Side Street D	Rear E
Minimum	0'	0'	0'	0'
Maximum	5'	5' ⁽²⁾	5'	5'

Notes

⁽¹⁾ No minimum lot width required so long as the building type is allowed on the lot, and the building meets all applicable frontage requirements, including entry placement, transparency, and streetwall buildout.

⁽²⁾ 0 feet maximum for attached; 5 feet maximum for detached

ACCESS & PARKING

Access & Parking

Pedestrian Access

Narrative Description

Bicycle Access

Narrative Description

Vehicle Access

Narrative Description

Parking Location & Access

Front Setback (min) - -

Side & Rear Setback (min) - -

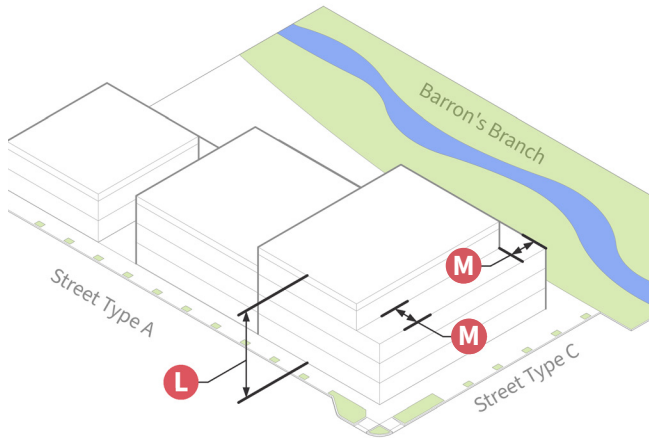
Required Parking Space

Off-Street - -

Future Installment

Building Envelope

BUILDING FORM



Building Form

Height (ft) L

Zone 1 (max) 160'

Zone 2 (max) 75'

Zone 3 (max) 45'

Accessory Building (min) -

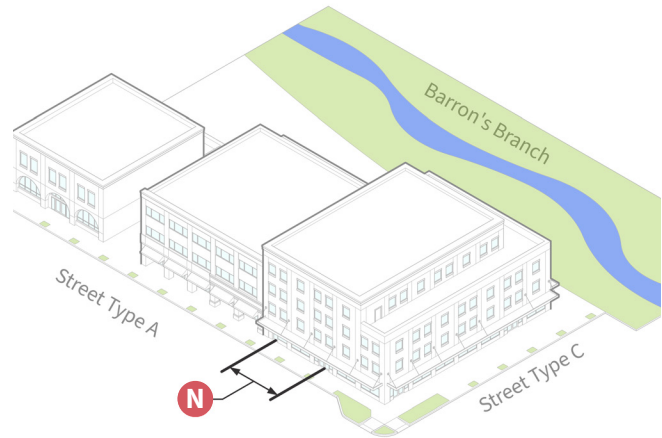
Upper Story Stepbacks⁽¹⁾ M

Facades with creek / greenway frontage - Above 65 feet: 10 ft min from front facade

Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING COMPONENTS



Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					Creek / Greenway
	'A'	'B'	'C'	'D'	'E'	
Arcade	●	●	-	●	-	-
Gallery	●	●	-	●	-	●
Porch	-	●	●	●	●	●
Stoop	-	●	●	-	●	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	-	-	-	●

Building Entrances N

Distance Between Entries (max)

Street Type A 50'

Street Type B 40'

Street Types C & D 25'

Creek / Greenway 30'

Notes

⁽¹⁾ See Frontage Types section for Allowed Encroachments

2 Barron's Branch District (DT-BB)

Building Design

BUILDING STANDARDS

ACCESSORY STRUCTURES & FEATURES

Building Standards

Facade Transparency (min)

Ground Floor

Non-Residential

Residential

Upper Floor

Facade Articulation

Narrative Description

Building Materials

Narrative Description

Accessory Structures & Features

Accessory Structures / Uses

XXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXX

Future Installment

Site Enhancements

LANDSCAPE

SIGNS & LIGHTING

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

Buffer Landscape Required

Street Type A

Street Type B

Street Type C

Parking Lot Screening

Narrative Description

Signs & Lighting

Total Signs Allowed

Sign type xxx

Lighting

Narrative Description

Future Installment

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Intent / Character

The regulations define a **civic-centered urban district** organized around a new public green and framed by active, walkable frontages that support both public life and everyday use.

- **Civic identity:** The central green serves as a formal civic space and symbolic downtown anchor.
- **Framing buildings:** Surrounding blocks feature active ground floors and flexible mixed-use programs.
- **Event street:** A shared festival street supports markets, celebrations, and civic gatherings.
- **Connectivity:** A fine-grained street network links the square to nearby districts and corridors.
- **Architectural scale:** Emphasis on balanced proportions, urban streetwalls, and transparent frontages.
- **Public realm focus:** Regulations ensure clear building edges, inviting entries, and strong pedestrian orientation.

2 Waco Square District (DT-WS)

District Map



Applicable Transect Zones

Zone 1:

Zone 1 is intended to serve as the civic and symbolic heart of downtown Waco, framing the central green with signature architecture, public institutions, and spaces for gathering, ceremony, and public life.

Zone 2:

Zone 2 is intended to support the civic core with flexible mixed-use development that activates the edges of the square, accommodates offices, housing, and public-facing uses, and reinforces visual and pedestrian connections to the central green.

Zone 3:

Zone 3 is intended to provide a walkable, fine-grained urban fabric that supports a diverse mix of uses and building types, defines the larger context of Waco Square, and strengthens the district's connections to adjacent neighborhoods and corridors.

Zone 4 (Public Spaces):

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration at City Hall Park.

Applicable Street & Open Space Types

**Street Type A -
Green Boulevard**

University Parks Drive enhances the district's northern boundary and connects it to the regional trail system and riverfront.

[\(Hyperlink to Type\)](#)

**Street Type D -
Local / Entertainment**

Austin Avenue south of City Hall Park is a narrow, pedestrian-only or shared corridor designed for gathering and events, framed by transparent, active frontages and high public-realm quality.

[\(Hyperlink to Type\)](#)

**Street Type B -
Arterial / Gateway**

Franklin and Washington avenues and 4th St. define the eastern and western boundaries and are auto-focused with limited active building frontage.

[\(Hyperlink to Type\)](#)

**Street Type E -
Access**

Internal alleys and service routes, support shared parking and loading within larger block structures.

[\(Hyperlink to Type\)](#)

**Street Type C -
Circulation Street**

Third Street organizes movement across the district but is not a key pedestrian corridor.

[\(Hyperlink to Type\)](#)

**Shared Festival Street -
City Hall Park**

The streets framing City Hall Park doubles as an event space for gatherings and cultural programming.

[\(Hyperlink to Type\)](#)

Permitted Building Types

**Civic or Event Building**

- **Zone:** 1
- **Role:** Defines the square and serves as the district's civic identity core

**High-Rise Building**

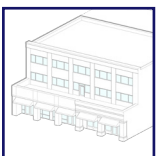
- **Zones:** 1, 2
- **Role:** A mixed-use structure that typically exceeds [eight] stories and serves as a visual and functional landmark

**Live-Work or Flex Building**

- **Zones:** 2, 3
- **Role:** Supports a range of uses behind the civic square with adaptable form

**Mid-Rise Building**

- **Zones:** 1, 2
- **Role:** Frames the civic green with formal, multi-use building types

**Shopfront Building**

- **Zones:** 2, 3
- **Role:** Activates festival streets and ground-level frontages around the square

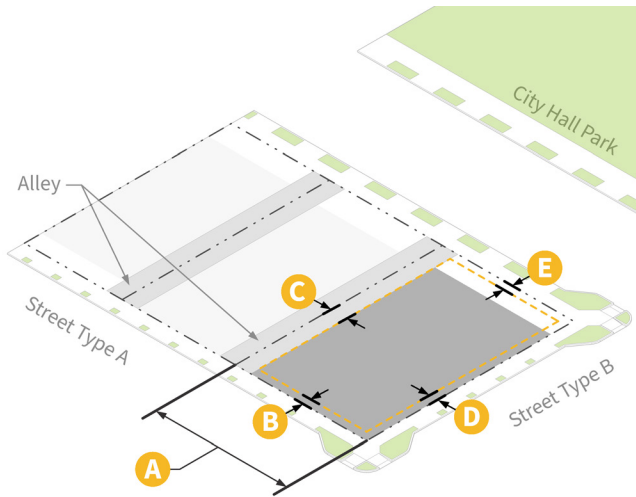
**Townhouse**

- **Zone:** 3 (only along Washington Ave)
- **Role:** Adds walkable residential scale along district edges

2 Waco Square District (DT-WS)

Site Layout

BUILDING PLACEMENT



Building Placement

Lots

Lot Width (min) None⁽¹⁾ **A**

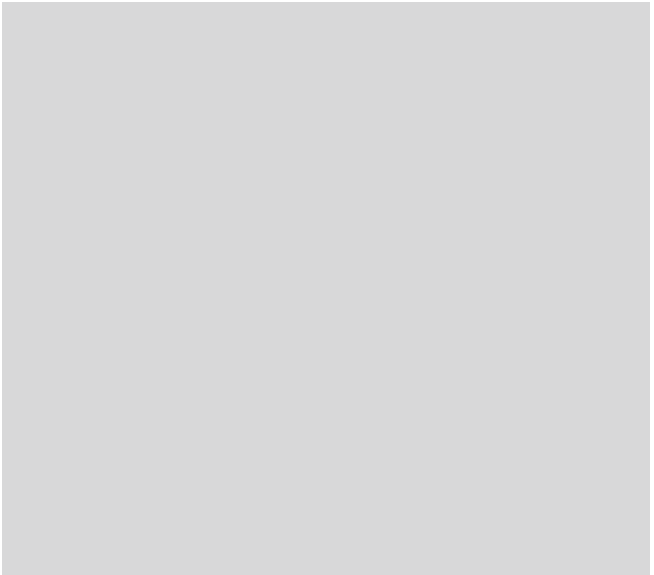
Lot Coverage (max) Zones 1: 85%
Zones 2/3: 100%

Building Setbacks (ft)	Front B	Side C	Side Street D	Rear E
Minimum	0'	0'	0'	5'
Maximum	10'	5'	10'	15'

Notes

⁽¹⁾ No minimum lot width required so long as the building type is allowed on the lot, and the building meets all applicable frontage requirements, including entry placement, transparency, and streetwall buildout.

ACCESS & PARKING



Access & Parking

Pedestrian Access

Narrative Description

Bicycle Access

Narrative Description

Vehicle Access

Narrative Description

Parking Location & Access

Front Setback (min) - -

Side & Rear Setback (min) - -

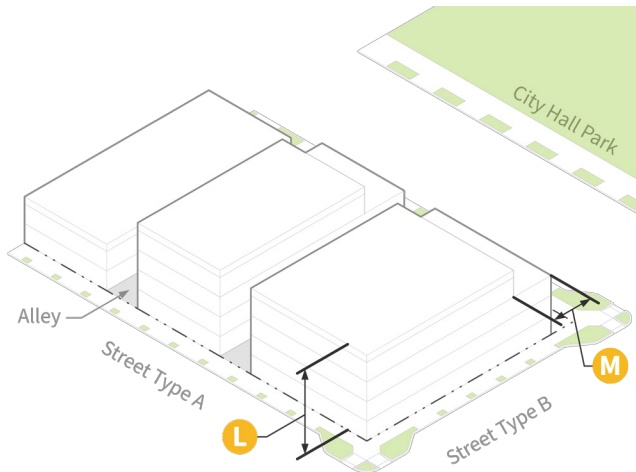
Required Parking Space

Off-Street - -

Future Installment

Building Envelope

BUILDING FORM



Building Form

Height (ft)

L

Zone 1 (max)	160'
Zone 2 (max)	200'
Zone 3 (max)	75'
Zone 4 (max)	45'

Accessory Building (min)

-

Upper Story Stepbacks⁽¹⁾

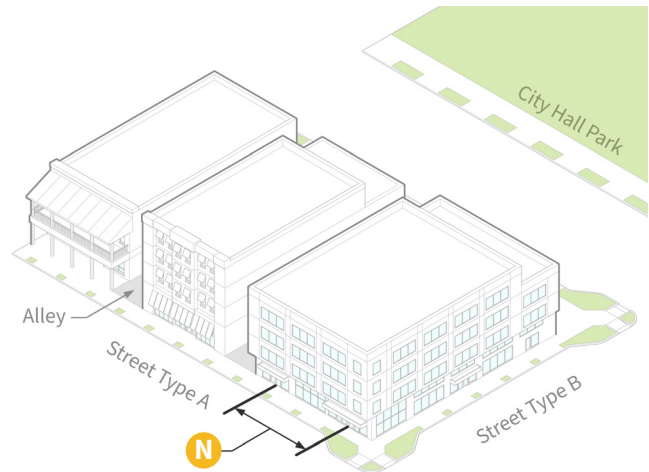
M

Facades with City Hall Park frontage (Zone 3)	- Above 45 feet: 10 ft min from front facade
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Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING COMPONENTS



Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					City Hall Park
	'A'	'B'	'C'	'D'	'E'	
Arcade	●	●	-	●	-	●
Gallery	●	-	-	-	-	●
Porch	-	●	-	-	-	●
Stoop	-	●	-	-	-	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	-	-	-	●

Building Entrances

N

Distance Between Entries (max)

Street Type A	50'
Street Type B	40'
Street Types C & D	25'
City Hall Park	30'

Notes

⁽¹⁾ See Frontage Types section for Allowed Encroachments

2 Waco Square District (DT-WS)

Building Design

BUILDING STANDARDS

Building Standards

Facade Transparency (min)

Ground Floor

Non-Residential

Residential

Upper Floor

Facade Articulation

Narrative Description

Building Materials

Narrative Description

ACCESSORY STRUCTURES & FEATURES

Accessory Structures & Features

Accessory Structures / Uses

XXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXX

Future Installment

Site Enhancements

LANDSCAPE

SIGNS & LIGHTING

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

Buffer Landscape Required

Street Type A

Street Type B

Street Type C

Parking Lot Screening

Narrative Description

Signs & Lighting

Total Signs Allowed

Sign type xxx

Lighting

Narrative Description

Future Installment

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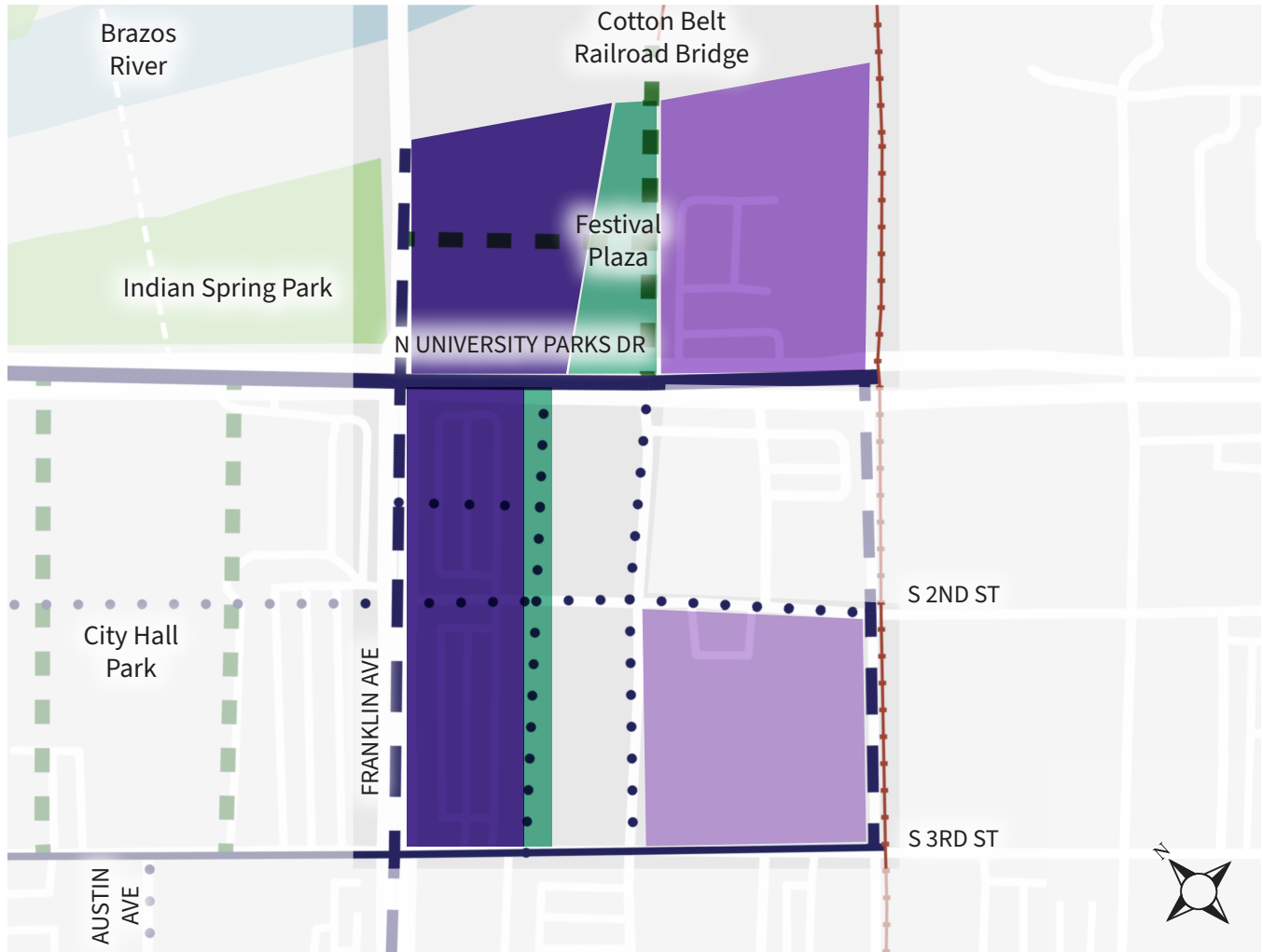
Intent / Character

The regulations support a **walkable retail and cultural corridor** anchored by Mary Avenue and activated by paseos, plazas, and adaptive reuse of existing buildings.

- **Mary Avenue** functions as a pedestrian-focused commercial corridor that anchors the subarea.
- **Public spaces:** Plazas, alleys, and paseos connect blocks and support informal gathering.
- **History:** Encourages the continued retention and reinvention of existing warehouse-scale buildings.
- **Frontage variety:** Supports shopfronts, live/work, and cultural venues.
- **Access:** Alley access or mid-block entries encouraged to reduce curb cuts on Mary Avenue.
- **Human scale:** Emphasizes frequent entries, minimal setbacks, and active edges.
- **Flexible use:** Zoning allows for a mix of restaurants, hotels, housing, and creative enterprise.

2 Mary Ave District (DT-MA)

District Map



Applicable Transect Zones

Zone 1:

Zone 1 is intended to support an active, pedestrian-oriented corridor centered on Mary Avenue and its active walkable sidewalk network, with shopfronts, dining, and cultural uses.

Zone 2:

Zone 2 is intended to accommodate flexible, small-scale mixed-use development that transitions between Mary Avenue and surrounding districts, supporting live/work units, offices, or creative retail.

Zone 3:

Zone 3 is intended to accommodate larger-format or more intensive mixed-use development that anchors the eastern edge of Mary Avenue and supports connections to adjacent districts, including the the University Parks Boulevard and Jackson Avenue corridors.

Zone 4 (Public Spaces):

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration at Festival Plaza.

Applicable Street & Open Space Types

**Street Type A -
Green Boulevard**

University Parks Drive helps frame the district's northern section with multimodal access and a visual connection to the river and Festival Plaza.

[\(Hyperlink to Type\)](#)

**Street Type D -
Local / Entertainment**

Second and Mary avenues are smaller-scale, pedestrian-only or limited access corridors in this district, lined with shopfronts or eateries, ideal for small-scale retail and social activity.

[\(Hyperlink to Type\)](#)

**Street Type B -
Arterial / Gateway**

Franklin and Jackson avenues form the boundaries; buildings typically do not face these edges.

[\(Hyperlink to Type\)](#)

**Street Type E -
Access**

Short alleys and mid-block connections provide access to parking and service areas.

[\(Hyperlink to Type\)](#)

**Street Type C -
Circulation Street**

3rd St. supports shops, patios, and frequent foot traffic.

[\(Hyperlink to Type\)](#)

**Shared Festival Street -
Festival Plaza**

Segments of Mary Avenue may be temporarily closed for events, extending the public realm into the street.

[\(Hyperlink to Type\)](#)

Permitted Building Types

**Civic or Event Building**

- **Zones:** 1,2
- **Role:** Anchors public life along key streets and open spaces; accommodates cultural, institutional, or community-serving uses with distinctive design

**Live-Work or Flex Building**

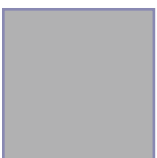
- **Zones:** 2, 3
- **Role:** Supports creative enterprise and transitions to residential edges

**Mid-Rise Building**

- **Zone:** 3
- **Role:** Anchors the eastern edge and connects to University Parks Boulevard and Jackson Avenue

**Shopfront Building**

- **Zones:** 1, 2
- **Role:** Defines the Mary Avenue retail corridor and paseo network

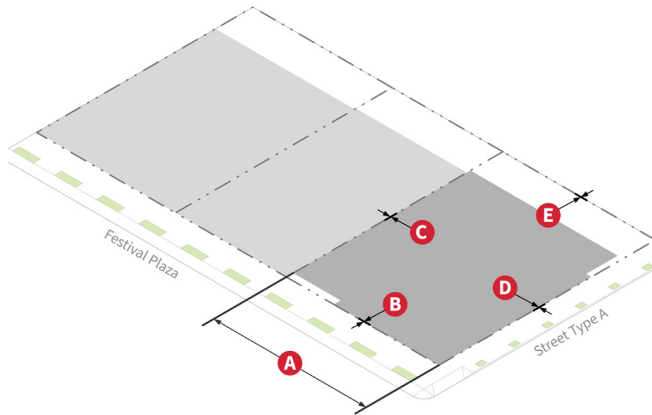
**Townhouse**

- **Zones:** 2
- **Role:** Frames quieter streets and block interiors with housing variety

2 Mary Ave District (DT-MA)

Site Layout

BUILDING PLACEMENT



Building Placement

Lots

Lot Width (min) None⁽¹⁾ **A**

Lot Coverage (max) Zones 1/3: 100%

Zone 2: 85%

Building Setbacks (ft)	Front B	Side C	Side Street D	Rear E
Minimum	0'	0'	0'	5'
Maximum	10'	5' ⁽²⁾	10'	15'

Notes

⁽¹⁾ No minimum lot width required so long as the building type is allowed on the lot, and the building meets all applicable frontage requirements, including entry placement, transparency, and streetwall buildout.

⁽²⁾ 0 feet maximum for attached; 5 feet maximum for detached

ACCESS & PARKING

Access & Parking

Pedestrian Access

Narrative Description

Bicycle Access

Narrative Description

Vehicle Access

Narrative Description

Parking Location & Access

Front Setback (min) - -

Side & Rear Setback (min) - -

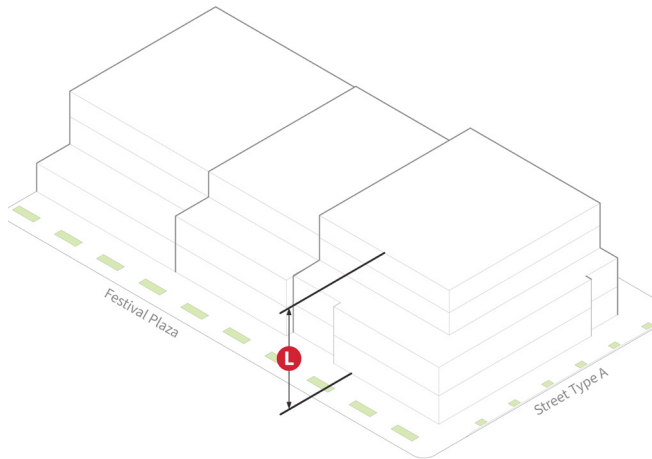
Required Parking Space

Off-Street - -

Future Installment

Building Envelope

BUILDING FORM



Building Form

Height (ft)

L

Zone 1 (max) 70'

Zone 2 (max) 45'

Zone 3 (max) 80'

Accessory Building (min) -

Upper Story Stepbacks⁽¹⁾

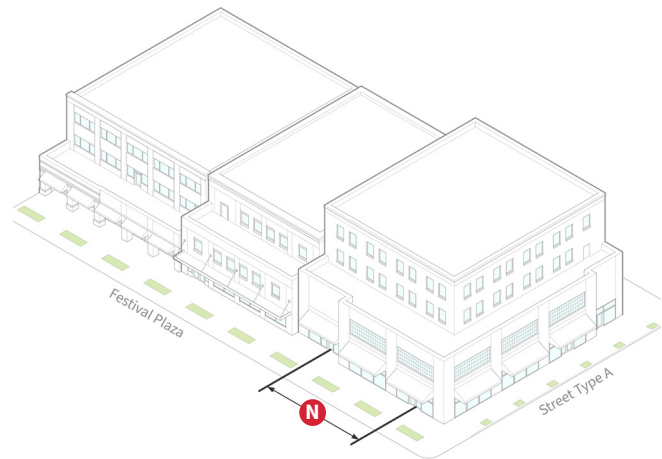
M

Facades with Festival Plaza frontage - Above 45 feet: 10 ft min from front facade

Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING COMPONENTS



Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					Festival Plaza
	'A'	'B'	'C'	'D'	'E'	
Arcade	●	●	-	-	-	●
Gallery	-	-	-	●	-	●
Porch	●	●	-	●	●	●
Stoop	-	-	●	●	●	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	●	-	-	●

Building Entrances

N

Distance Between Entries (max)

Street Type A 50'

Street Type B 40'

Street Types C & D 25'

Festival Plaza 30'

Notes

⁽¹⁾ See Frontage Types section for Allowed Encroachments

2 Mary Ave District (DT-MA)

Building Design

BUILDING STANDARDS

Building Standards

Facade Transparency (min)

Ground Floor

Non-Residential

Residential

Upper Floor

Facade Articulation

Narrative Description

Building Materials

Narrative Description

ACCESSORY STRUCTURES & FEATURES

Accessory Structures & Features

Accessory Structures / Uses

XXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXX

Future Installment

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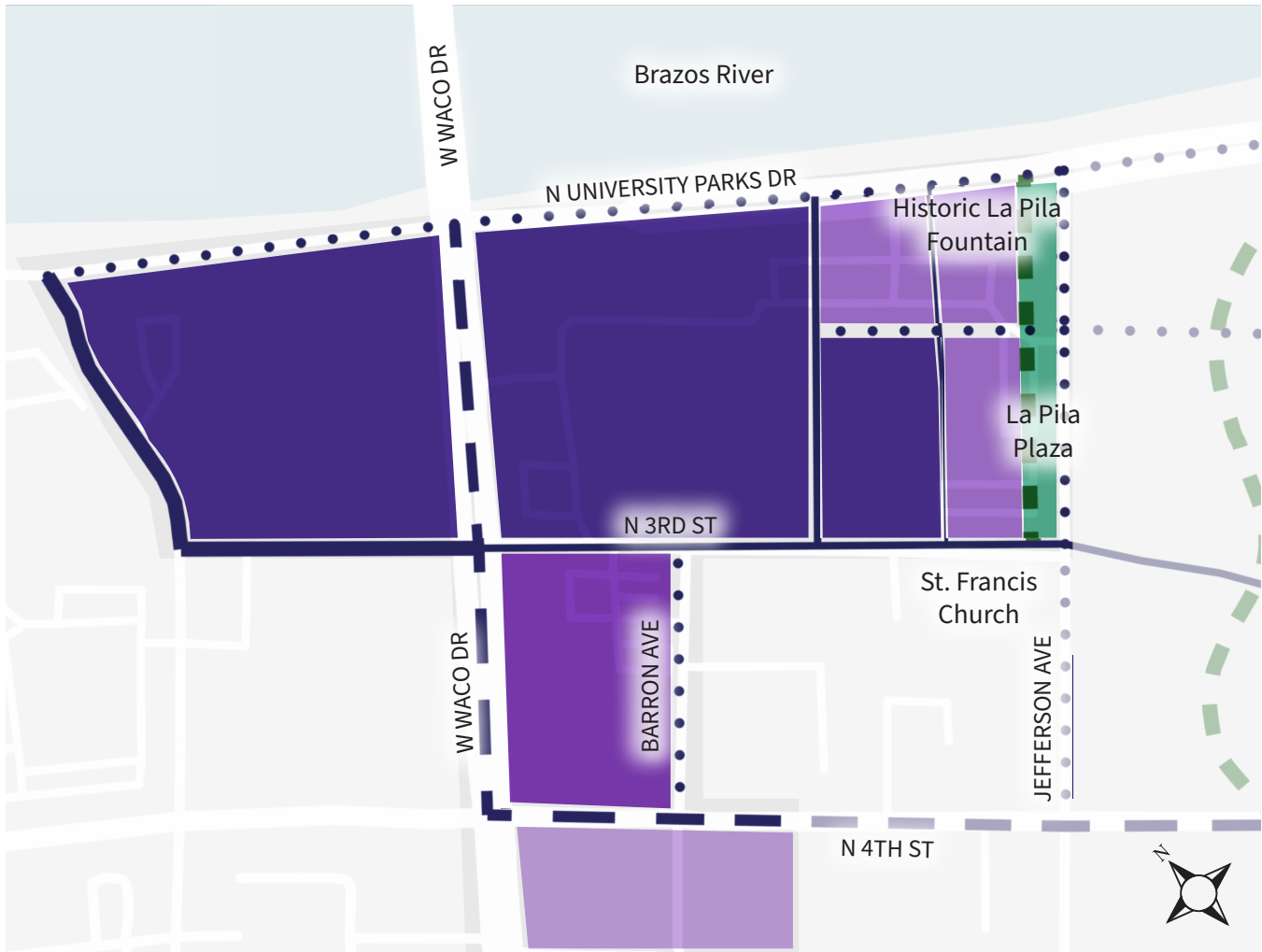
Intent / Character

The regulations establish a **high-energy entertainment and residential district** anchored by a major recreational facility, with a mix of large-scale venues, housing, and river-oriented public spaces.

- **Stadium anchor:** Development frames the ballpark and supports game-day activity.
- **Mixed-use intensity:** Encourages residential, retail, and entertainment in a dense urban form.
- **Creek frontage:** Buildings face a linear greenway with active edges and public access.
- **Event streets:** Shared streets and plazas accommodate festivals and flexible programming.
- **Transitions:** Taller buildings near the stadium step down to creek-facing blocks.
- **Public life:** Emphasis on walkability, transparency, and street-level activation.

2 Ballpark District (DT-BP)

District Map



Applicable Transect Zones

Zone 1:

High-intensity, mixed-use development that frames the stadium, activates event streets, and anchors the district with civic and entertainment uses.

Zone 3:

Residential or live/work development in a lower-scale format that emphasizes walkability, creek access, and strong connections to the trail network.

Zone 2:

A flexible mixed-use transition area, supporting mid-rise housing, retail, and walkable connections between the stadium and surrounding blocks.

Zone 4 (Public Spaces):

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration at La Pila Plaza.

Applicable Street & Open Space Types

**Street Type A -
Green Boulevard**

Defines the district's northwest edge with trails and landscaping.

[\(Hyperlink to Type\)](#)

**Street Type D -
Local / Entertainment**

Streets directly adjacent to the stadium are lined with retail, food and beverage, and entertainment uses.

[\(Hyperlink to Type\)](#)

**Street Type B -
Arterial / Gateway**

Waco Drive and 4th Street edge the district are auto-focused with limited active building frontage.

[\(Hyperlink to Type\)](#)

**Street Type E -
Access**

Rear drives and alleys manage service, trash, and loading to support high-traffic days.

[\(Hyperlink to Type\)](#)

**Street Type C -
Circulation Street**

Third Street organizes movement across the district and moves traffic between the stadium and nearby development.

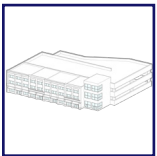
[\(Hyperlink to Type\)](#)

**Shared Festival Street -
La Pila Plaza**

Streets near the stadium plaza accommodate pre- and post-game activities, tailgates, and civic events.

[\(Hyperlink to Type\)](#)

Permitted Building Types

**Liner Building**

- **Zones:** 1
- **Role:** A narrow structure designed to mask the edge of a parking garage, or podium structure with active uses

**Live-Work or Flex Building**

- **Zones:** 2, 3
- **Role:** Supports creative uses and district transitions

**Mid-Rise Building**

- **Zones:** 1,2
- **Role:** Defines stadium edges and anchors key corners

**Shopfront Building**

- **Zones:** 1, 2
- **Role:** Activates streets near stadium and festival areas

**Stadium**

- **Zone:** 1
- **Role:** Serves as the district's anchor and primary destination; defines public space, supports major events, and shapes surrounding development patterns

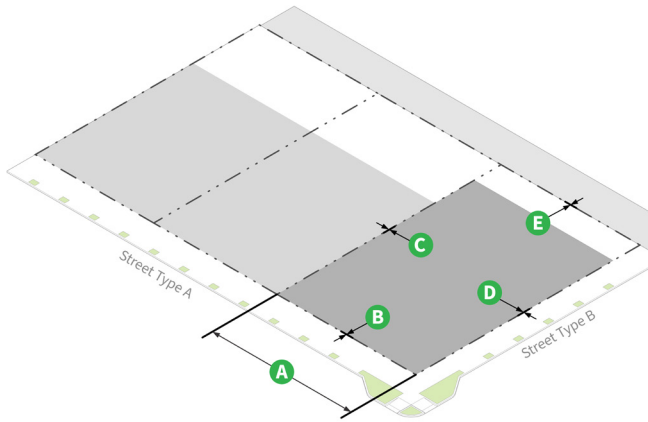
**Townhouse**

- **Zone:** 3
- **Role:** Frames quieter edges and the creek corridor

2 Ballpark District (DT-BP)

Site Layout

BUILDING PLACEMENT



Building Placement

Lots

Lot Width (min) None⁽¹⁾ **A**

Lot Coverage (max) Zones 1/2: 100%

Zone 3: 85%

Building Setbacks (ft)	Front B	Side C	Side Street D	Rear E
Minimum	0'	0'	0'	5'
Maximum	10'	5' ⁽²⁾	10'	15'

Notes

⁽¹⁾ No minimum lot width required so long as the building type is allowed on the lot, and the building meets all applicable frontage requirements, including entry placement, transparency, and streetwall buildout.

⁽²⁾ 0 feet maximum for attached; 5 feet maximum for detached

ACCESS & PARKING

Access & Parking

Pedestrian Access

Narrative Description

Bicycle Access

Narrative Description

Vehicle Access

Narrative Description

Parking Location & Access

Front Setback (min) - -

Side & Rear Setback (min) - -

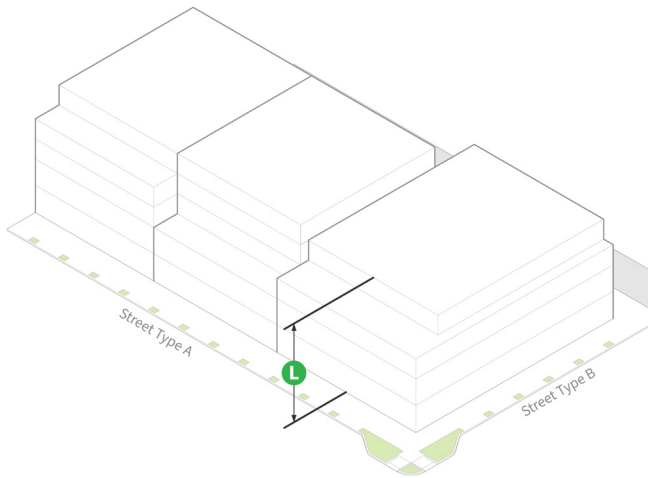
Required Parking Space

Off-Street - -

Future Installment

Building Envelope

BUILDING FORM



Building Form

Height (ft)

L

Zone 1 (max) 160'

Zone 2 (max) 85'

Zone 3 (max) 45'

Accessory Building (min) -

Upper Story Stepbacks⁽¹⁾

Facades with La Pila Plaza - Above 65 feet: 10 ft min from front facade

Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING COMPONENTS



Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					La Pila Plaza
	'A'	'B'	'C'	'D'	'E'	
Arcade	●	●	●	●	-	●
Gallery	●	●	-	●	-	●
Porch	●	●	●	●	-	-
Stoop	●	●	-	-	-	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	-	-	-	●

Building Entrances

N

Distance Between Entries (max)

Street Type A 50'

Street Type B 40'

Street Types C & D 25'

La Pila Plaza 30'

Notes

⁽¹⁾ See Frontage Types section for Allowed Encroachments

2 Ballpark District (DT-BP)

Building Design

BUILDING STANDARDS

Building Standards

Facade Transparency (min)

Ground Floor

Non-Residential

Residential

Upper Floor

Facade Articulation

Narrative Description

Building Materials

Narrative Description

ACCESSORY STRUCTURES & FEATURES

Accessory Structures & Features

Accessory Structures / Uses

XXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXX

Future Installment

SIGNS & LIGHTING

Street Trees Required

Street Type A

Street Type B

Street Type C

Buffer Landscape Required

Street Type A

Street Type B

Street Type C

Parking Lot Screening

Narrative Description

Total Signs Allowed

Sign Type xxx

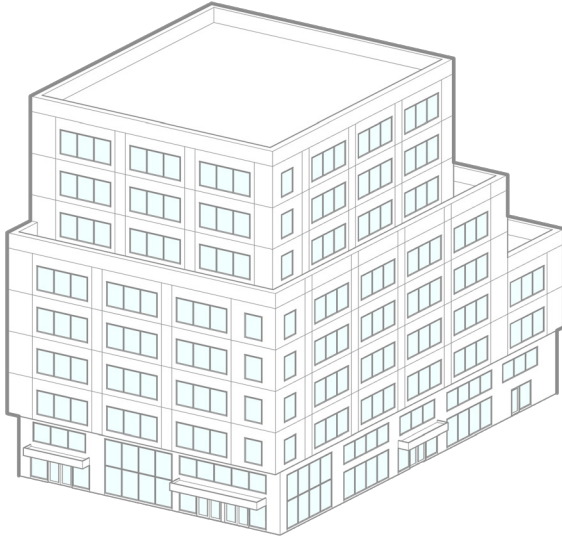
ment

Lighting

Narrative Description

3 Building Types

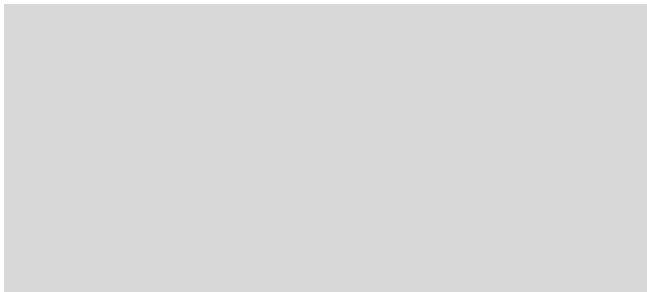
Building Type - High-Rise Tower



BUILDING TYPE CHARACTERISTICS

The high-rise building is a vertical, mixed-use or single-use structure that typically exceeds [eight] stories and serves as a visual and functional landmark. While relatively rare in Waco, this building form may be appropriate on limited sites where exceptional design, careful massing, and high public visibility justify additional height. High-rise buildings contribute to the city’s skyline, reinforce major corridors or civic destinations, and can accommodate a wide range of uses, including residential, hospitality, or office. To ensure compatibility with the surrounding context, high-rises must include podiums or active street-level frontages, upper-story stepbacks, and human-scaled architectural detailing. Their placement is strategic, helping orient people within the city and supporting economic development while upholding the goals of walkability and design excellence.

ILLUSTRATIVE EXAMPLES



DOWNTOWN DISTRICTS ALLOWED



DT-BB

DT-WS

DT-MA

DT-BP

Building Type Standards

Building Dimensions

Ground Floor
Height (min)

Building Footprint
(max)

Number of Dwelling Units

Units Per Building / FAR (?)

Parking Location

Narrative Description

Active Use Requirement (?)

Narrative Description

Uses

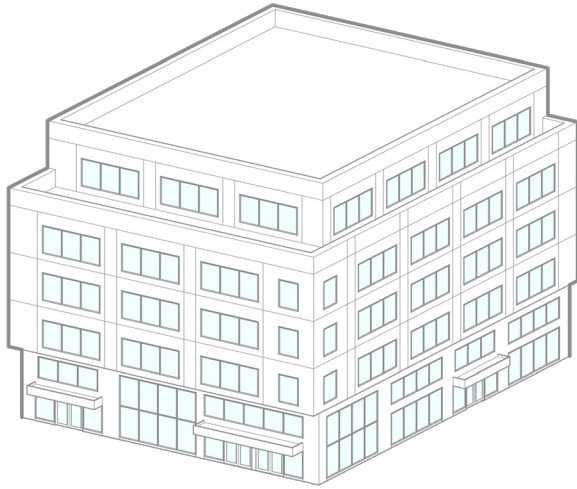
- Mixed-use, office, or multifamily residential
- May include structured parking or civic/institutional space

Form

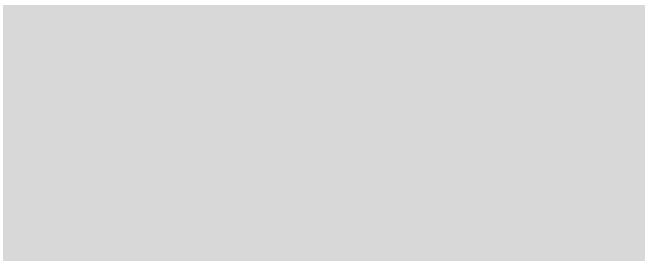
- 8+ stories typically; may go higher by zone
- Larger massing; requires articulation and upper-story stepbacks to minimize canyonization effect on public spaces

Frontage

- Active and transparent at ground level
- Multiple entrances and frontage breaks
- Build-to-line or shallow setback

Building Type - Mid-Rise Tower**BUILDING TYPE CHARACTERISTICS**

The mid-rise is a larger mixed-use or residential building type ranging from four to eight stories. It is typically organized around a courtyard, liner building, or structured parking core, and can accommodate a variety of uses at upper and ground levels. Mid-rise buildings are designed to frame major streets and public spaces, reinforce key district centers, and support increased intensity near transportation corridors or major civic destinations. This type features clearly defined base, middle, and top expressions, and is expected to maintain a high level of design detail and material quality. In downtown Waco, mid-rise buildings define some parts of Waco Square, front University Parks Boulevard, and anchor key development sites in the Ballpark District and Barron's Branch. Mid-rise buildings are often paired with shopfront or civic ground floors and are essential for supporting the district's residential and employment density goals.

ILLUSTRATIVE EXAMPLES**DOWNTOWN DISTRICTS ALLOWED**

DT-BB



DT-WS



DT-MA



DT-BP

Building Type Standards**Building Dimensions**

Ground Floor Height (min)	15 ft (at street-facing frontages)	Ensures active use at ground level while allowing residential or office above
---------------------------	------------------------------------	---

Building Footprint (max)

Number of Dwelling Units

Units Per Building / FAR (?)

Parking Location

Narrative Description

Active Use Requirement (?)

Narrative Description

Uses

- Mixed-use, office, or multifamily residential
- May include structured parking or civic/institutional space

Form

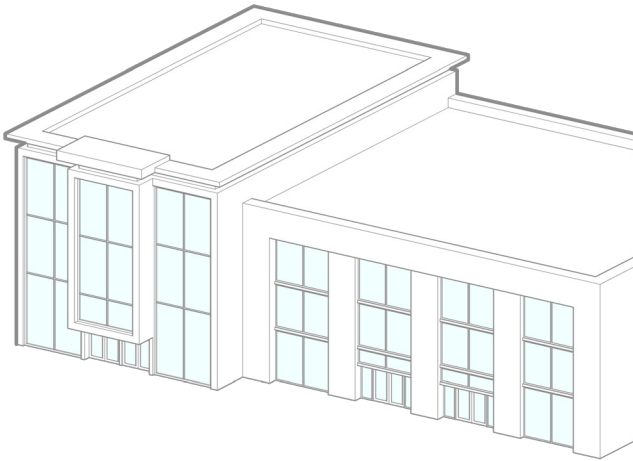
- 4–8 stories typically; may go higher by zone
- Larger massing; requires articulation and upper-story setbacks to minimize canyonization effect on public spaces

Frontage

- Active and transparent at ground level
- Multiple entrances and frontage breaks
- Build-to-line or shallow setback

3 Building Types

Building Type - Civic Building



BUILDING TYPE CHARACTERISTICS

The civic building type accommodates public institutions, cultural venues, performance spaces, and other community-serving facilities. These buildings often serve as visual landmarks and should be designed with a distinct architectural presence that reflects their public role. Civic buildings may vary significantly in height and footprint depending on program but should maintain a high level of public interface at the ground floor, including transparent facades, forecourts, and prominent entries. In downtown Waco, civic buildings include elements such as the performing arts center, convention center, libraries, and future community facilities located within all four subareas. Their design must balance functional needs with contributions to the public realm, including access to plazas, festival streets, or greenways. Civic buildings are encouraged to anchor major open spaces and serve as focal points within their blocks.

ILLUSTRATIVE EXAMPLES



DOWNTOWN DISTRICTS ALLOWED

DT-BB	DT-WS	DT-MA	DT-BP

Building Type Standards

Building Dimensions

Ground Floor Height (min)	Varies (recommended 16 ft min)	Depends on program, but typically demands generous ceiling heights and public presence
---------------------------	--------------------------------	--

Building Footprint (max)

Number of Dwelling Units

Units Per Building / FAR (?)

Parking Location

Narrative Description

Active Use Requirement (?)

Narrative Description

Uses

- Public or institutional functions (e.g. library, school, museum, community hall)

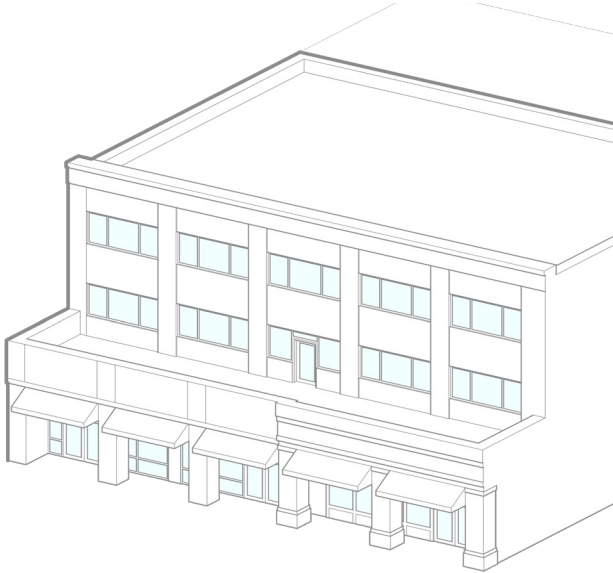
Form

- Varies widely by program
- Often designed as a freestanding structure
- Emphasizes hierarchy, symmetry, or landmark status

Frontage

- Grand entry, plaza, or forecourt
- Clear pedestrian access
- Flexible setback depending on site and context

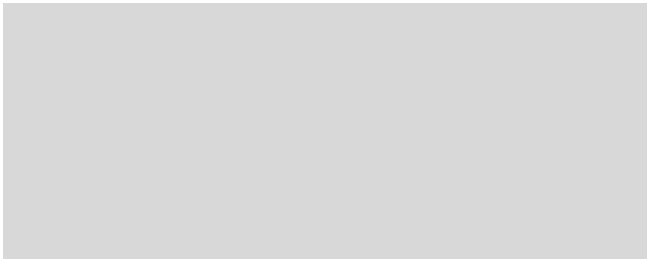
Building Type - Shopfront Building



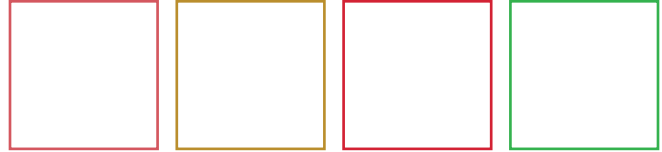
BUILDING TYPE CHARACTERISTICS

The shopfront is a flexible, mixed-use building type characterized by ground-floor commercial or civic uses with large storefront windows and direct sidewalk access. Upper stories may accommodate residential, office, or hospitality uses. This type supports active street life, accommodates small businesses, and reinforces the walkability of downtown blocks. Shopfront buildings are typically two to six stories, with flat or modestly pitched roofs, and facades that align closely with the sidewalk to define the street edge. Shopfronts are a key component of vibrant pedestrian corridors such as Mary Avenue, Calle Dos, and key frontages in Waco Square and the Ballpark District. Their ground-floor transparency and rhythm of entries make them ideal for festival streets, retail corridors, and civic frontages. This type is often required along designated active frontages and can be adapted to corner or mid-block conditions.

ILLUSTRATIVE EXAMPLES



DOWNTOWN DISTRICTS ALLOWED



DT-BB

DT-WS

DT-MA

DT-BP

Building Type Standards

Building Dimensions

Ground Floor Height (min)	15 ft	Supports retail, dining, and transparent facades with generous proportions
---------------------------	-------	--

Building Footprint (max)

Number of Dwelling Units

Units Per Building / FAR (?)

Parking Location

Narrative Description

Active Use Requirement (?)

Narrative Description

Uses

- Ground-floor retail, food, or service
- Upper-floor office or residential

Form

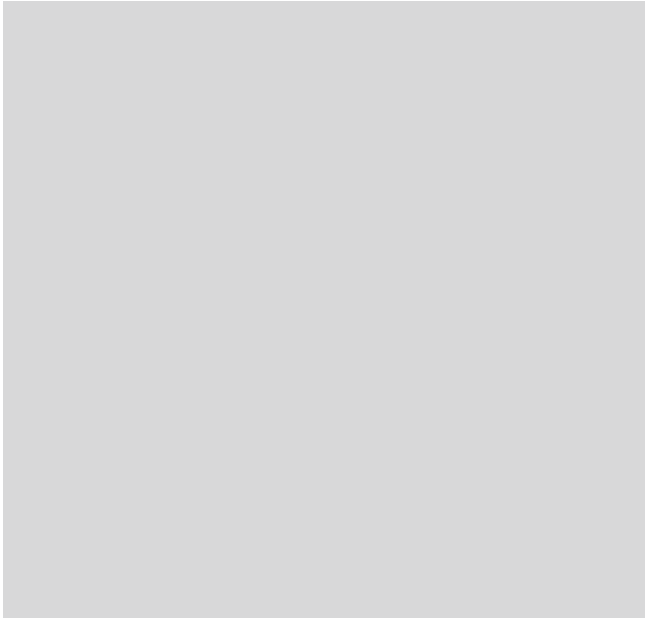
- 2–4 stories
- Regular bays with tall first-floor ceilings
- Can stand alone or in a row

Frontage

- Transparent ground floor
- Recessed or flush entries
- Minimal or zero setback

3 Building Types

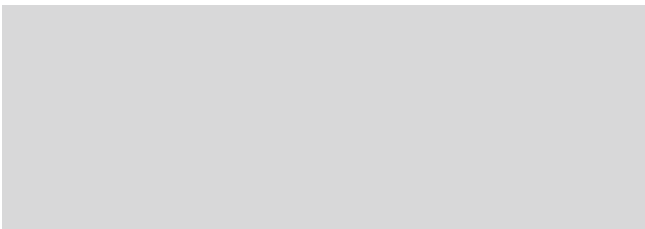
Building Type - Townhouse



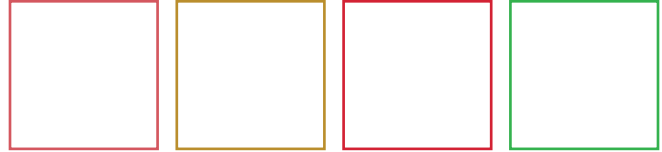
BUILDING TYPE CHARACTERISTICS

The townhouse is a narrow, multi-story residential building that is attached or closely spaced in a row. This building type provides a walkable, fine-grained form of urban housing with individual entries at the street. It supports a more intimate scale of development and contributes to vibrant neighborhoods with a residential character. Townhouses are typically two to three stories, with entries defined by stoops, porches, or small forecourts, creating a clear transition between public and private space. This type is well-suited for quieter residential blocks, transitional zones, and edges of civic spaces where lower-scale development is appropriate. In downtown Waco, townhouses appear in areas such as Barron's Branch and Washington Street in Waco Square, where they help integrate density while maintaining a pedestrian-friendly scale. They may also be used in combination with other types to create a diverse but coherent block pattern.

ILLUSTRATIVE EXAMPLES



DOWNTOWN DISTRICTS ALLOWED



DT-BB

DT-WS

DT-MA

DT-BP

Building Type Standards

Building Dimensions

Ground Floor Height (min)	10 ft	Maintains livable residential scale; may include stoops or porches
---------------------------	-------	--

Building Footprint (max)

Number of Dwelling Units

Units Per Building / FAR (?)

Parking Location

Narrative Description

Active Use Requirement (?)

Narrative Description

Uses

- Primarily residential
- Occasional live/work or home office

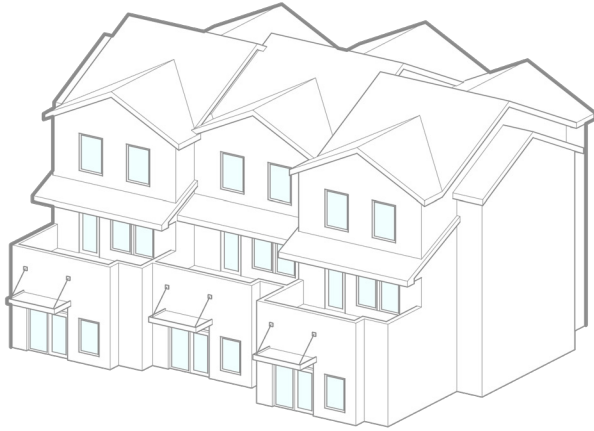
Form

- 2–3 stories
- Narrow footprint on individual lots
- Typically attached in a row

Frontage

- Stoops or small porches
- Direct sidewalk entries
- Moderate setbacks with privacy transitions

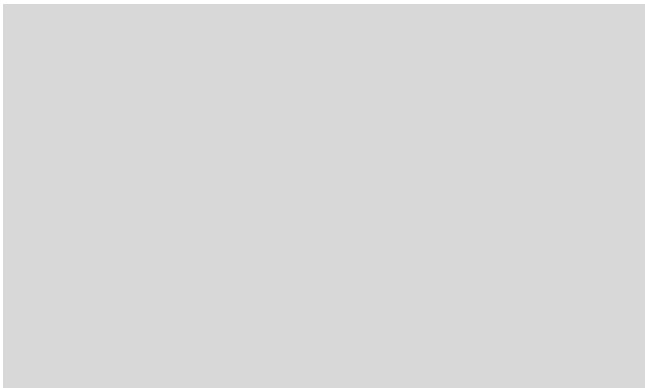
Building Type - Live-Work



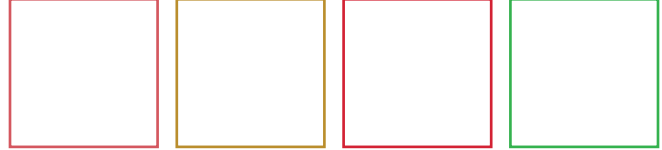
BUILDING TYPE CHARACTERISTICS

The live-work building is a flexible, small-scale form that integrates ground-floor workspace or commercial use with residential space above or behind. It is typically 2–3 stories and designed to accommodate creative enterprises, professional offices, studios, or retail at the street level, while also providing housing for the owner or tenant. This form supports economic diversity, neighborhood activation, and incremental development, particularly in transitional zones between residential and mixed-use areas. With individual entries and adaptable layouts, live-work units contribute to a fine-grained, human-scaled streetscape while offering owners the ability to invest in both business and home.

ILLUSTRATIVE EXAMPLES



DOWNTOWN DISTRICTS ALLOWED



DT-BB

DT-WS

DT-MA

DT-BP

Building Type Standards

Building Dimensions

Ground Floor Height (min)	12 ft	Allows workspace, galleries, or small commercial use with residential flexibility
---------------------------	-------	---

Building Footprint (max)

Number of Dwelling Units

Units Per Building / FAR (?)

Active Use Requirement (?)

Narrative Description

Uses

- Ground floor: studio, office, retail, or maker space
- Upper/back: residential (must be occupied by owner or tenant)
- Flexible for home-based businesses or artisan production

Form

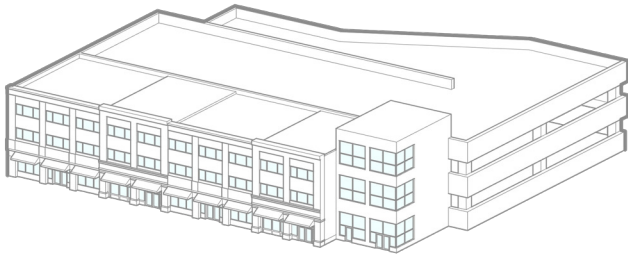
- 2–3 stories
- Typically narrow and attached or semi-attached
- Adaptable floorplates; may include internal vertical separation

Frontage

- Individual entries with stoops, porches, or recessed doors
- Moderate setbacks depending on street type
- Ground-floor transparency encouraged if office or commercial

3 Building Types

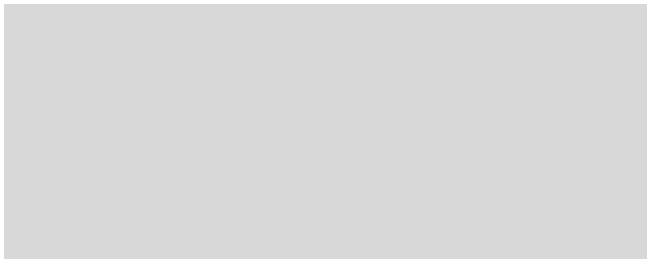
Building Type - Liner Building



BUILDING TYPE CHARACTERISTICS

The liner building is a narrow structure designed to mask the edge of a parking garage, service area, or podium structure with active uses. It typically includes retail, office, or residential spaces and is limited in depth but extends horizontally to activate the street edge. The liner building plays a critical urban design role by maintaining continuity of frontage and pedestrian interest where otherwise blank walls or structured parking would dominate. In downtown Waco, liner buildings are particularly important along key frontages in Waco Square, Mary Avenue, and Ballpark, where structured parking may be necessary but must not interrupt the quality of the pedestrian realm. Liner buildings are usually two to six stories and may be combined with shopfront, office, or live/work units. They ensure visual cohesion and help preserve a continuous streetwall in more intense development contexts.

ILLUSTRATIVE EXAMPLES



DOWNTOWN DISTRICTS ALLOWED



DT-BB

DT-WS

DT-MA

DT-BP

Building Type Standards

Building Dimensions

Ground Floor Height (min)	12 ft	Ensures adequate depth and visibility when wrapping parking or service areas
---------------------------	-------	--

Building Footprint (max)

Number of Dwelling Units

Units Per Building / FAR (?)

Parking Location

Narrative Description

Active Use Requirement (?)

Narrative Description

Uses

- Commercial, residential, or live/work
- Designed to screen structured parking or service areas

Form

- Shallow depth (often 30–40 feet)
- 2–6 stories
- Attached or semi-attached

Frontage

- Continuous, activated edge
- Shopfront, stoop, or porch entries depending on context
- Zero to shallow setbacks

Frontage Type - Stoop

FRONTAGE TYPE DESCRIPTION

A small raised entry with steps or a landing, typically used for residential units, providing a transition between private interiors and the public sidewalk.

Frontage Type Standards

Dimensions

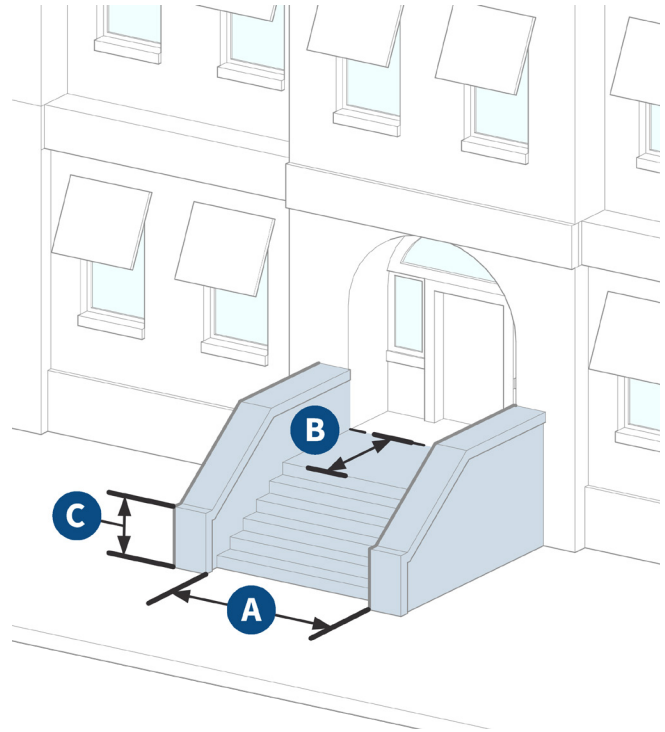
Width, Clear A

Depth, Clear B

Ground Floor Height, Clear C

Standards

Narrative Description



Frontage Type - Porch

FRONTAGE TYPE DESCRIPTION

A covered, ground-level or raised outdoor space that extends the front of a residential building, enhancing public realm engagement with a semi-private buffer.

Frontage Type Standards

Dimensions

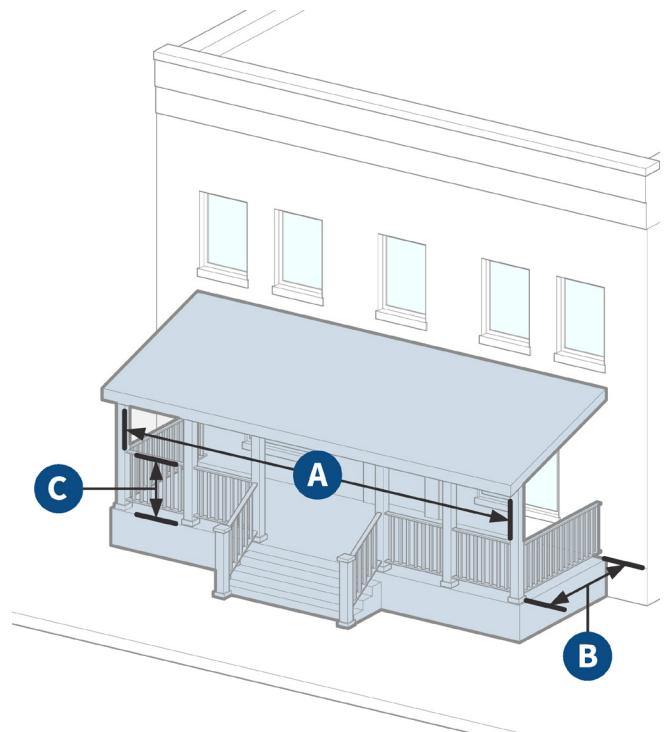
Width, Clear A

Depth, Clear B

Ground Floor Height, Clear C

Standards

Narrative Description



3 Frontage Types

Frontage Type - Storefront

FRONTAGE TYPE DESCRIPTION

A commercial frontage with large storefront windows, minimal setbacks, and direct access from the sidewalk, supporting active ground-floor uses.

Frontage Type Standards

Dimensions

Depth of Recessed Entry

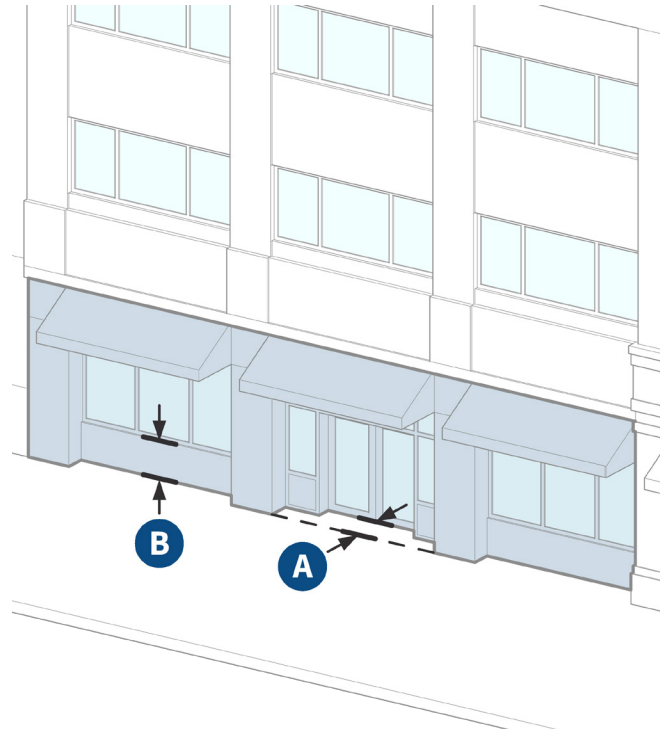
A

Sill Height

B

Standards

Narrative Description



Frontage Type - Terrace or Forecourt

FRONTAGE TYPE DESCRIPTION

Catintur, conecabo. Ed quam fuga. Diatio. Picae corit, corum illestia quidell aciati beati tem la abore lat dusa doluptas doluptur? Qui ium aliti inctinimi, sim faccus.

Frontage Type Standards

Dimensions

Depth, Clear

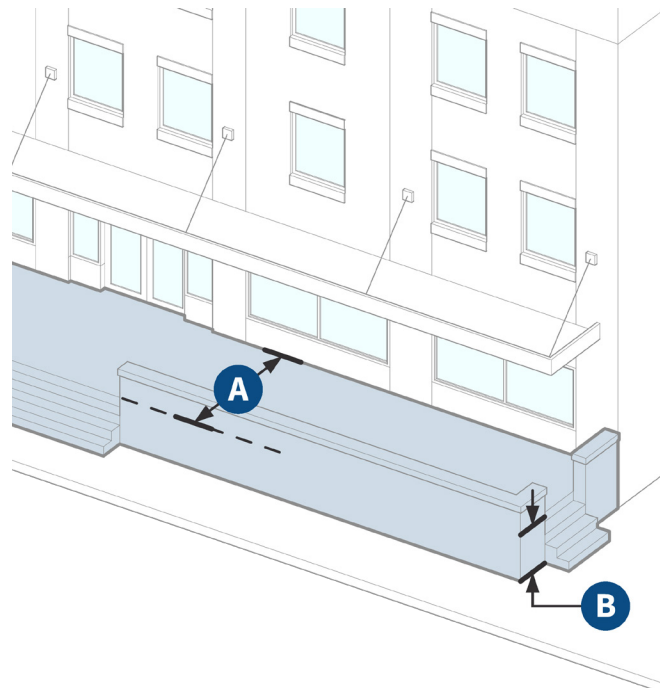
A

Finished Level above Sidewalk

B

Standards

Narrative Description



Frontage Type - Arcade

FRONTAGE TYPE DESCRIPTION

Catintur, conecabo. Ed quam fuga. Diatio. Picae corit, corum illestia quidell aciati beati tem la abore lat dusa doluptas doluptur? Qui ium aliti inctinimi, sim faccus.

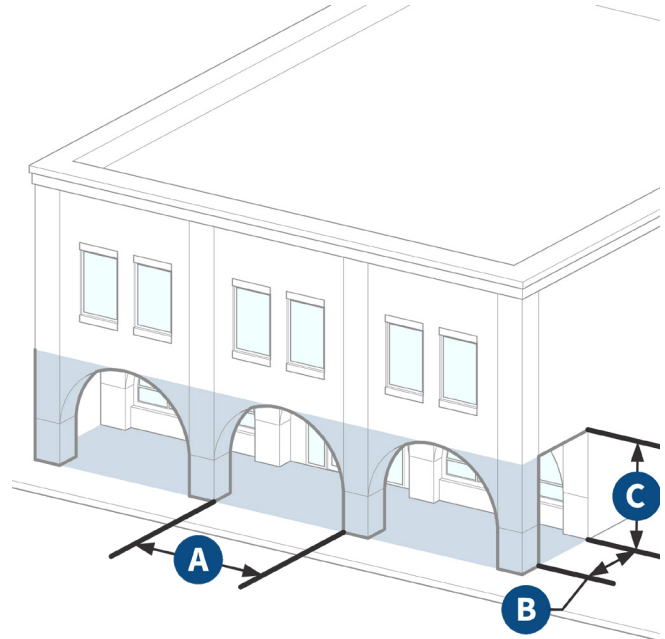
Frontage Type Standards

Dimensions

Width, Clear	A
Depth, Clear	B
Ground Floor Height, Clear	C

Standards

Narrative Description



Frontage Type - Gallery

FRONTAGE TYPE DESCRIPTION

Catintur, conecabo. Ed quam fuga. Diatio. Picae corit, corum illestia quidell aciati beati tem la abore lat dusa doluptas doluptur? Qui ium aliti inctinimi, sim faccus.

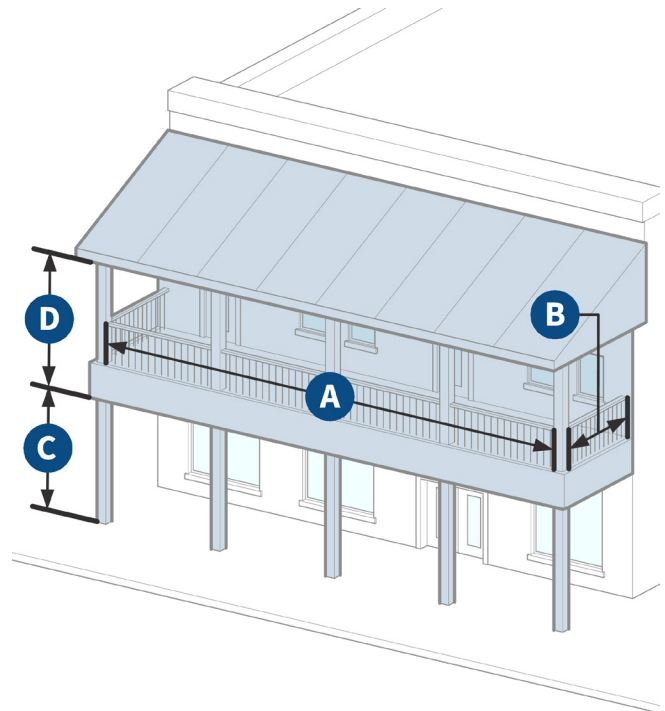
Frontage Type Standards

Dimensions

Width, Clear	A
Depth, Clear	B
Ground Floor Height, Clear	C

Standards

Narrative Description



3 Frontage Types

Allowed Encroachments Outside Setback Zone

Encroachment	Allowed distance outside setback zone (ft)	Notes
Stoop	6'	Must maintain 3 ft clear path to sidewalk; must be uncovered or open-sided
Porch	10'	Must be open on at least 2 sides; may be roofed; columns allowed
Awning/canopy	6'	Must be at least 8 ft above sidewalk; may not interfere with street trees/lights
Balcony (upper floor)	5'	Must be at least 10 ft above grade; may include decorative railings
Bay window/projection	5'	Max width 8 ft per projection; must be part of primary facade articulation
Outdoor seating (shopfront)	Into full setback and onto sidewalk (if permitted)	Subject to [outdoor dining permit], must maintain minimum clear path per public works standards
Stairs/ramps (accessibility)	As needed to meet code	May encroach into setback if no other feasible access route exists

COMMENTARY:

This section aims to integrate land use with street design to support the goals of the Strategic Roadmap. Well-designed streets reinforce surrounding land use patterns—for example, slower streets with wide sidewalks enhance pedestrian activity and shopping areas, while wider streets with multiple lanes serve as major thoroughfares for high traffic volumes.

Street types were developed to reflect the range of rights-of-way identified in the Strategic Roadmap and the Downtown Implementation Plan. A parcel-by-parcel analysis followed, considering both proposed building uses and orientation, particularly the location of entrances. Where applicable, mixed-use buildings with first-floor commercial uses were identified and prioritized to support pedestrian activity.

Following this, the following street designations were determined with the following methodology and goals:

- Street Type A – Green Boulevard
- Street Type B – Arterial/Gateway
- Street Type C – Circulation
- Street Type D – Local/Entertainment
- Street Type E – Access
- Street Type F – Shared Festival Street

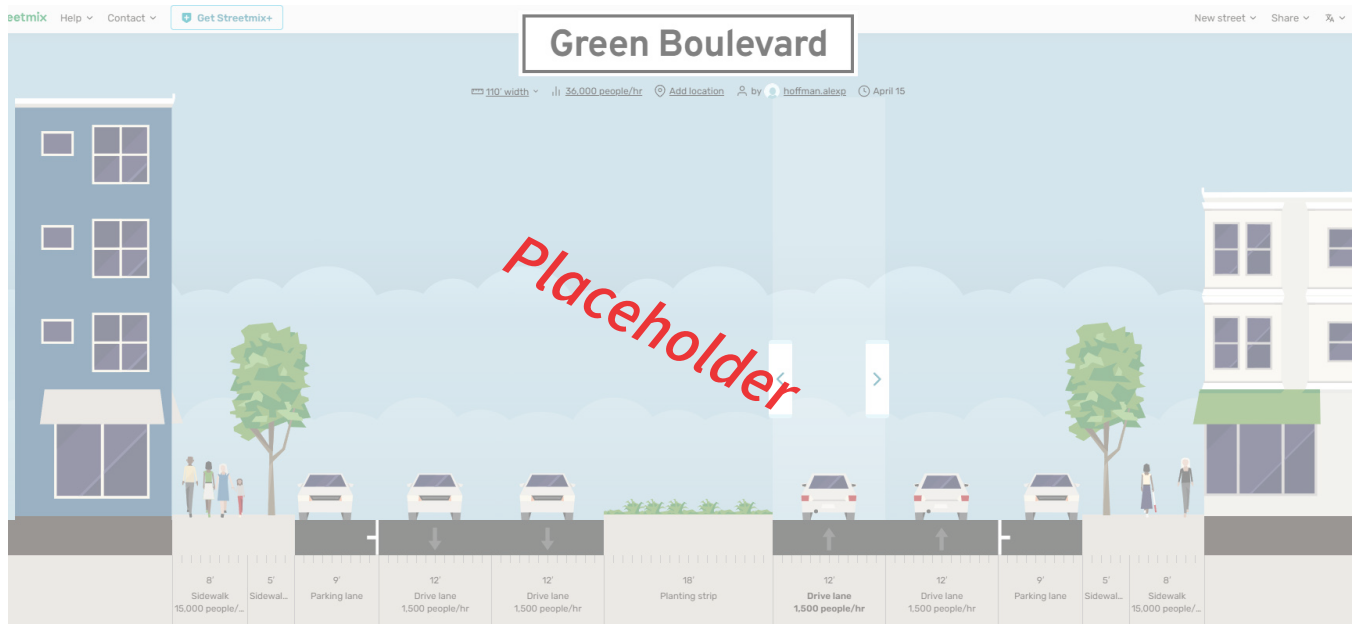
Each of these street types is generally described on the following pages. Additional district-specific descriptions is provided for each subarea in Part 2 of this form-based code.

Summary Table: Street Types by District

	Street Type A Green Blvd	Street Type B Arterial / Gateway	Street Type C Circulation St	Street Type D Local / Entertainment	Street Type E Access	Special Street / Frontage
DT-BB (Barron's Branch)	-	●	●	●	●	●
DT-WS (Waco Square)	●	●	●	●	-	●
DT-MA (Mary Avenue)	●	●	●	●	-	●
DT-BP (Ballpark)	●	●	●	●	●	●

4 Street & Open Space Types

Street Type A - Green Boulevard



STREET TYPE CHARACTERISTICS

Green Boulevards are major corridors that establish a strong visual and ecological identity for the district while supporting multimodal movement. These streets feature generous landscaping, street trees, wide sidewalks, and include protected bike lanes or transit elements. With lower design speeds and enhanced pedestrian safety features, they prioritize comfort and connectivity along important green infrastructure like the Brazos River Corridor. Buildings along Green Boulevards frame the public realm with minimal setbacks, creating a continuous urban edge, while entries and active uses reinforce walkability and access to the corridor's amenities.

Landscape

Street Trees Required

Street Type A

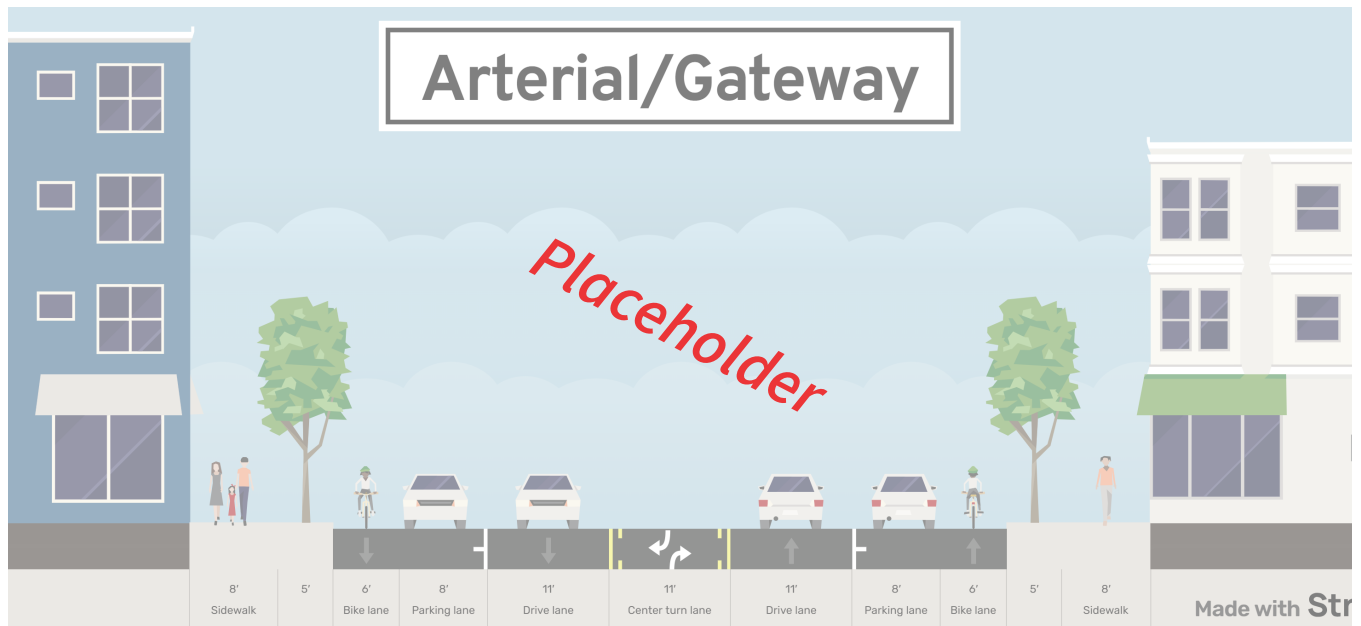
Street Type B

Street Type C

Lighting

Lighting

Narrative Description

Street Type B - Arterial/Gateway**STREET TYPE CHARACTERISTICS**

Arterial and Gateway Streets are large-scale vehicular corridors typically located at the edges of districts or connecting to regional routes. These streets prioritize vehicular movement and do not generally support pedestrian activity or building orientation. Due to traffic volumes and speeds, front-facing development is discouraged; instead, landscape buffers, limited curb cuts, and strategic screening protect adjacent uses. These streets play a key role in wayfinding and visibility, marking entrances into the district and helping to shape a sense of threshold or arrival.

Landscape**Street Trees Required**

Street Type A

Street Type B

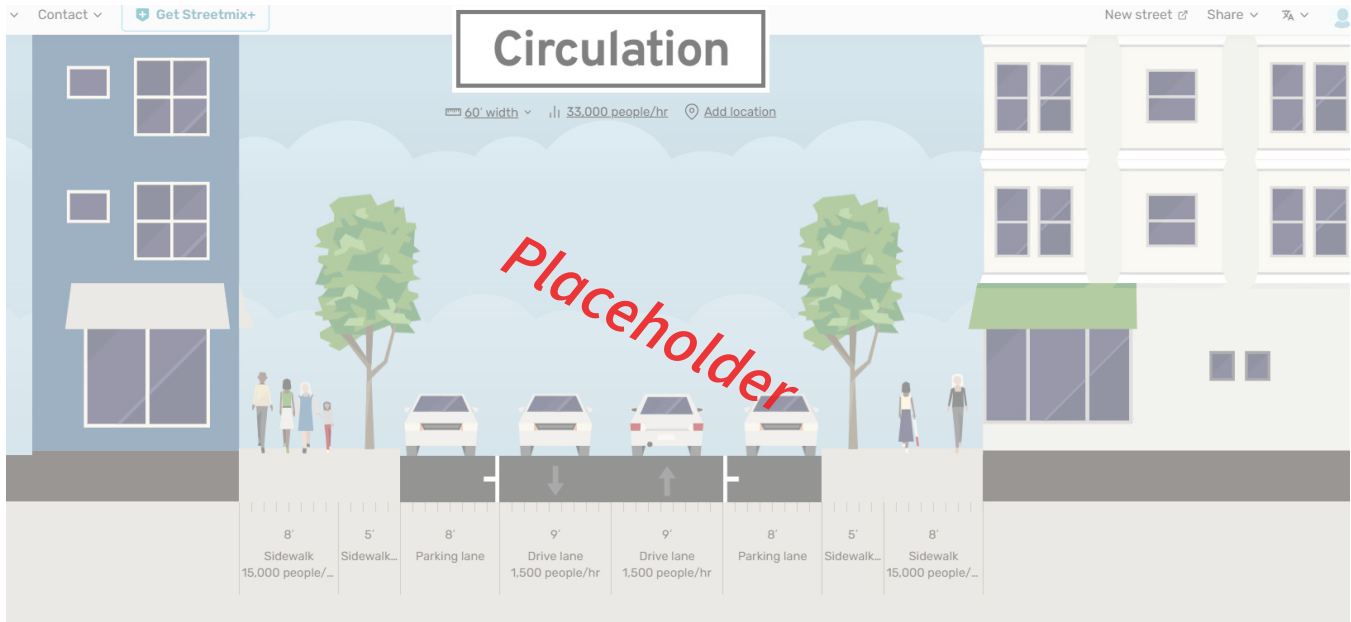
Street Type C

Lighting**Lighting**

Narrative Description

4 Street & Open Space Types

Street Type C - Circulation



STREET TYPE CHARACTERISTICS

Circulation Streets function similarly to collector roads, linking Local Streets to Arterial or Gateway corridors. These streets serve as important movement paths within a subarea but are not intended as primary destinations. They accommodate mixed vehicular and pedestrian use with sidewalks, crosswalks, and street trees, but the design emphasis is on efficient circulation rather than social or retail activity. Building frontages may include residential or service-oriented edges, often with setbacks or landscape transitions that mediate the street's hybrid role.

Landscape

Street Trees Required

Street Type A

Street Type B

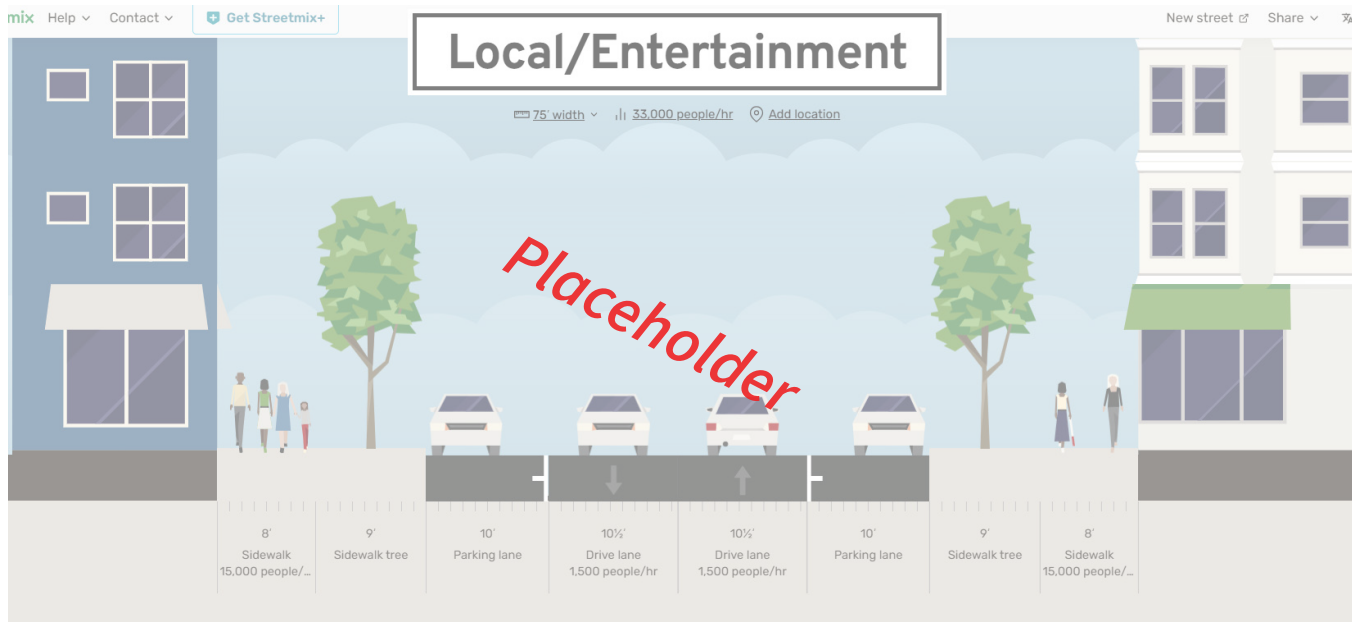
Street Type C

Lighting

Lighting

Narrative Description

Street Type D - Local/Entertainment



STREET TYPE CHARACTERISTICS

Local / Entertainment Streets are among the most pedestrian-focused in the network, supporting retail, dining, and cultural destinations at the street level. These streets feature slower traffic speeds, curbside parking, wide sidewalks, and a mix of street furnishings that enhance walkability. Buildings are oriented directly to the sidewalk with minimal setbacks, creating active frontages with frequent doors and windows. Outdoor patios, event programming, and signage contribute to a dynamic public realm. These streets often serve as the day-to-day commercial heart of each subarea.

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

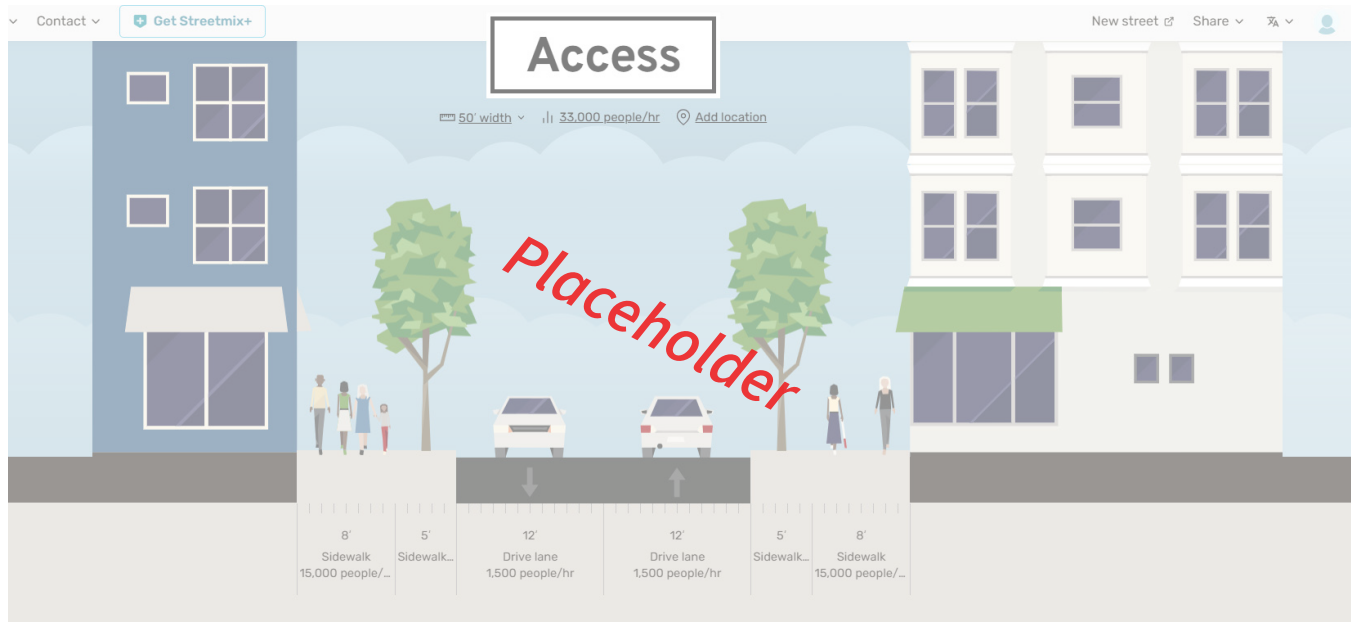
Lighting

Lighting

Narrative Description

4 Street & Open Space Types

Street Type E - Access



STREET TYPE CHARACTERISTICS

Access Streets are narrow, often service-oriented corridors that support functions like deliveries, utilities, emergency response, or parking access. While not designed for pedestrian activity, they are essential to the district's infrastructure and internal circulation. These streets may include minimal sidewalks or lighting and are typically located at the rear or side of buildings. While not publicly prominent, their design must still support safety, drainage, and connectivity without compromising the quality of the adjacent pedestrian realm.

Landscape

Street Trees Required

Street Type A

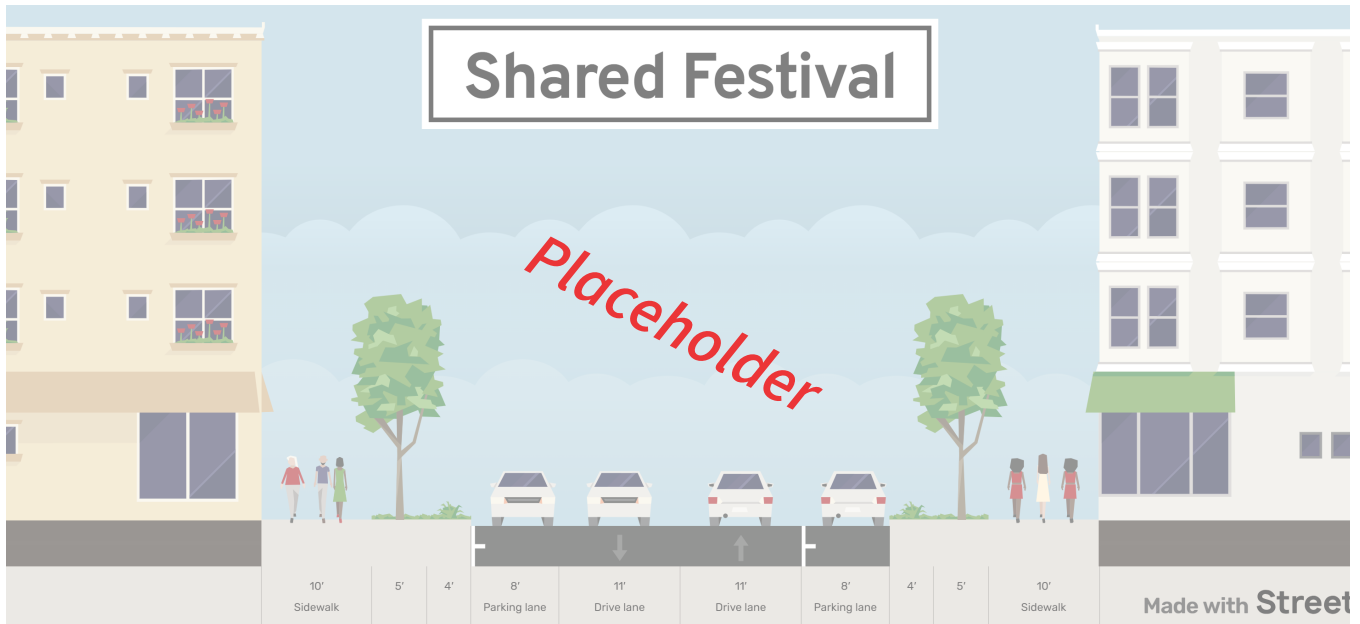
Street Type B

Street Type C

Lighting

Lighting

Narrative Description

Street Type F - Shared Festival Street**STREET TYPE CHARACTERISTICS**

Shared Festival Streets are flexible public corridors designed to prioritize pedestrian use while accommodating occasional vehicles for access or events. These streets often feature curbless paving, distinctive materials, and integrated furnishings that allow seamless transformation between everyday and event use. Located near civic buildings, plazas, or cultural anchors, they support frequent programming such as markets, performances, and festivals. Their design reinforces community identity and helps activate the district's public life year-round.

Landscape**Street Trees Required**

Street Type A

Street Type B

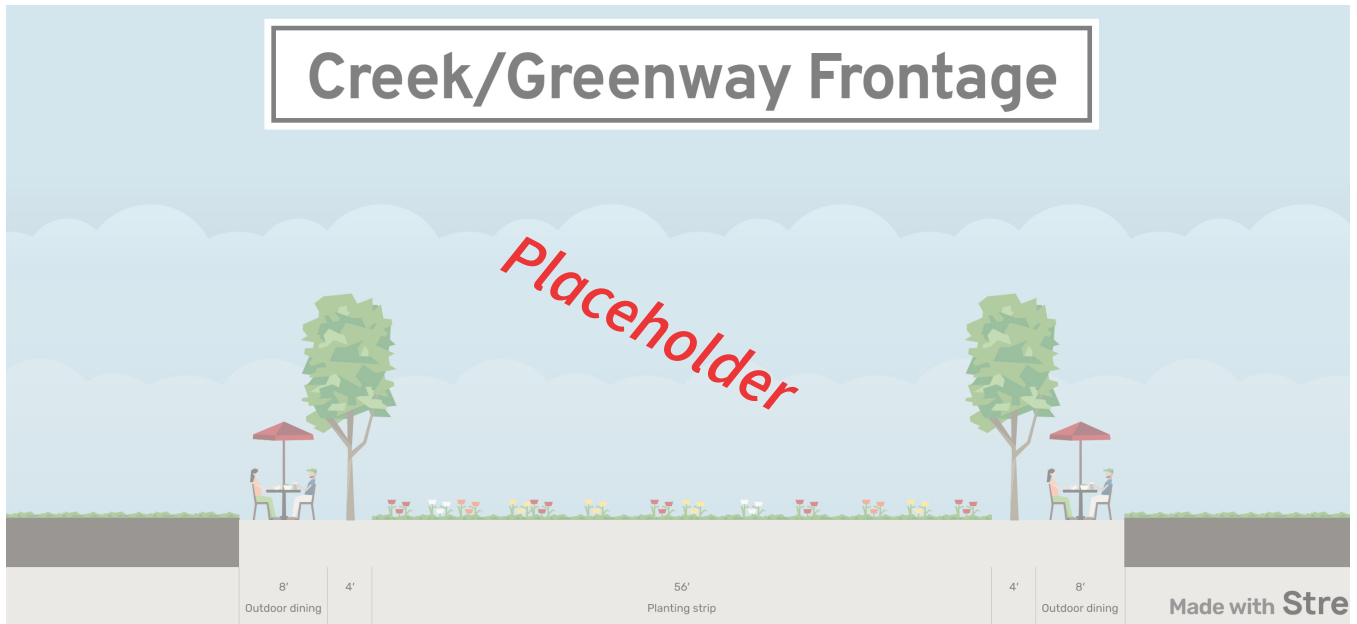
Street Type C

Lighting**Lighting**

Narrative Description

4 Street & Open Space Types

Open Space Type - Creek/Greenway Frontage



STREET TYPE CHARACTERISTICS

This frontage type occurs along linear open space corridors such as Barron's Branch Creek, a greenway, or similar public pedestrian way. It emphasizes pedestrian orientation, transparency, and landscape integration, shaping how buildings engage with adjacent natural or civic space. Frontages should include active uses, terraces, stoops, or entries that relate directly to the green space. Streetscape elements may include trails, overlooks, or ecological features. General vehicular traffic is prohibited, with only occasional service vehicle access allowed.

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

Lighting

Lighting

Narrative Description

Purpose & Organization

Purpose


The article identifies the land uses allowed in Waco’s zoning districts and establishes definitions and additional standards that apply to certain uses with unique characteristics or impacts.

Organization


- **X.X: Table of Allowed Uses**, lists uses allowed by zoning district and provides cross-references to applicable use-specific standards.
- **X.X: Use-Specific Standards**, establishes use-specific standards applicable to specific land uses.
- **X.X Accessory Uses and Structures**, establishes standards applicable to accessory uses and structures.
- **X.X: Temporary Uses and Structures**, establishes standards applicable to temporary uses and structures.

Explanation of Table Abbreviations

Uses Permitted By-Right

A  in a cell indicates that the use is permitted by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this code.


Uses Requiring a Special Use Permit

A  in a cell indicates that the use is only permitted in the respective zoning district with approval of a Special Use Permit pursuant to §XX: Special Use Permit.

Prohibited Uses

An “-” indicates that the use is prohibited in the respective zoning district.

Accessory Uses

An “A” in a cell indicates that the use is only permitted in the respective zoning district as an accessory use. If the letter “A” is accompanied by the symbol  in the same cell, the use is only permitted in the respective zoning district as an accessory use and requires approval of a Special Use Permit pursuant to §XX: Special Use Permit.

Use-Specific Standards

A use permission that includes an “*” indicates that a use specific standard applies to that land use in the respective zoning district. Regardless of whether or not a use is allowed by right or with approval of a Special Use Permit, additional standards may be applicable to that use. Use-specific standards are identified and cross-referenced in the last column of the table.

Table Organization

In §XX: Table of Allowed Uses, land uses and activities are classified into general use categories and specific use types based on common functional, intensity, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

The use categories (such as “Residential”) are intended as an indexing tool and are not regulatory; however, the use types and definitions (such as Dwelling, Duplex” and “Assisted Living Facility”) within the category or subcategory are regulatory. This classification provides a basis for consistently assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each use category. In those instances, §XX: Classification of New and Unlisted Uses establishes the process for use determination.

Use for Other Purposes Prohibited

Approval of a use listed in §XX: Table of Allowed Uses, and compliance with the applicable use-specific standards for that use authorizes that use only. Buildings and structures shall not be erected, altered, or enlarged except for the uses listed in §XX: Table of Allowed Uses. All other uses not specifically listed are prohibited and shall be unlawful unless the Director has determined an appropriate use type for the unlisted use pursuant to the procedure in §XX: Classification of New and Unlisted Uses below.

5 Uses

Purpose & Organization

Required Licenses, Permits, and Operation Rules

- All uses required by any unit of local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license, or permit in effect at all times, and failure to do so is a violation of this code.
- All uses subject to the operational standards of a local, state, or federal government agency, including—without limitation—the regulations contained in the Code of Ordinances, shall operate in compliance with those standards and regulations at all times, and failure to do so is a violation of this code.

An appeal of the Director's determination shall be made pursuant to the procedures in §XX: Appeal of Administrative Decision.

Classification of New and Unlisted Uses

The following procedure shall apply if an application is submitted for a use type that is not specifically listed in §XX: Table of Allowed Uses. Submission and approval of such an application shall be required prior to approval of any permit or development approval associated with the use.

Director Interpretation of Appropriate Use Type

The Director shall determine the appropriate use type for the proposed use pursuant to the procedures in §XX: Interpretations. In making such determination, the Director shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, or storage; and typical operations, employment characteristics, impact on adjacent properties, intensity nuisances, parking demands, requirements for public utilities, and transportation requirements.

Uses and Use-Specific Standards Requiring a Code Text Amendment

In making a determination on a new or unlisted use, the Director may determine that such new or unlisted use requires a text amendment of this code. The Director may also determine that code text amendments for additional use-specific standards are necessary to reduce potential impacts to surrounding properties or the community. Code text amendments shall follow the procedures in §XX: Zoning Text Amendment.

Appeal of Director's Determination



Table of Allowed Uses

	Applicable Districts				Use-Specific	Off-Street
Residential Uses	DT-BB	DT-WS	DT-MA	DT-BP	Standards	Parking Req'd
Household living						
Dwelling, live-work	●	●	●	●		
Dwelling, multifamily	●	●	●	●		
Dwelling, single-family (attached)	●	●	●	●		
Public, Institutional, and Civic Uses						
Adult and child care facilities						
Day care center, adult or child	●	●	●	●		
Community and cultural facilities						
Clubs, lodges, fraternities and sororities	●	●	●	●		
Cultural facilities	●	●	●	●		
Health, physical and cultural services	-	-	●	●		
Parks, playgrounds, and open space	●	●	●	●		
Public facilities	●	●	●	●		
Religious institutions	●	●	●	●		
Communication Facilities						
Wireless communication facilities						
Wireless communication facilities, building-mounted	●	●	●	●		
Wireless communication facilities, stealth building-mounted	●	●	●	●		
Industrial Uses						
Industrial services						
Manufacturing, artisan	●	●	●	●		
Utilities						
Public utility, minor	●	●	●	●		

Use Allowances:



Permitted



Permitted subject to Conditions



Special Permit



5 Uses

Table of Allowed Uses

	Applicable Districts				Use-Specific	Off-Street
Accessory Uses	DT-BB	DT-WS	DT-MA	DT-BP	Standards	Parking Req'd
Accessory uses						
Parking facility, private	A	A	A	A		
Storage, enclosed facility	A	A	A	A		
Commercial Uses						
Agricultural and animal-related services						
Agriculture, commercial	●	●	●	●		
Food and beverage establishments						
Beer and wine sales, off-premise consumption	●	●	●	●		
Brewpub, distillery, or winery	●	●	●	●		
Restaurant	●	●	●	●		
Lodging facilities						
Hotel, full service	●	-	-	●		
Short term rental type I	●	●	●	●		
Short term rental type II	●	●	●	●		
Office, business, and professional services						
Bank or financial institution	●	●	●	●		
Office	●	●	●	●		
Personal services						
Personal services, general	●	●	●	●		
Laundromat, self-service	●	●	●	●		
Retail Sales						
Retail sales, less than 15,000 square feet GFA	●	●	●	●		
Vehicles, Repair and Equipment						
Parking facility	●	●	●	●		

Use Allowances:


Permitted



Permitted subject to Conditions



Special Permit



Residential Uses

Household Living

Uses characterized by residential occupancy of a dwelling unit by a “Family.” Common accessory uses include accessory dwelling units, recreational activities, raising of household pets, personal gardens, personal storage buildings, hobbies, and resident parking. Specific use types include:

Dwelling, Live-Work²

A dwelling unit containing an integrated living and working space in different areas of the unit.

Dwelling, Multifamily³

One or more buildings or portion of buildings on a single lot or tract that contains three or more individual dwelling units, where each unit is occupied by one family living independently of each other and maintaining separate cooking facilities and where each unit has an individual entrance to the outdoors or to a common hallway. This definition includes condominium units as defined by the Texas Property Code.

Dwelling, Single-Family (Attached)⁴

Three or more single-family dwelling units that are attached side by side under one roof that share a common vertical side or rear wall reaching from the building foundation to the roof structure, each of which is occupied by one family on its own lot or tract. This definition includes townhouses and “Zero-Lot-Line Dwelling (Attached)”.

Public, Institutional, and Civic Uses

Adult and Child Care Facilities

Uses in this category include temporary care facilities on a less than 24-hour basis for adults and children of varying ages. Activities include supervision, education, and recreation for care facility participants. Accessory uses commonly include recreation, personal storage buildings, and parking.

Day Care Center, Adult or Child¹⁰

A facility, other than a “community home I or II,” “convalescent or rest homes,” or “licensed group homes,” where children, elderly, and/or functionally impaired adults receive care from a provider for a period of less than 24 hours per day. The term

“Day Care Center” includes but is not limited to the following: nursery schools, child care centers, kindergartens and play groups; but does not include kindergartens accredited or recognized by the Texas State Board of Education or that are supported in whole or in part by state tax funds. A “Day Care Center” exempt from state licensing requirements shall provide proof of exemption.

Community and Cultural Facilities

Uses including buildings, structures, or facilities to provide a service to the public. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

Clubs, Lodges, Fraternities and Sororities¹¹

A nonprofit membership organization that holds regular meetings, whose members pay dues, which is organized for a common interest, usually cultural, civic, religious, or social, and that has formal written membership requirements. A “club, lodge, fraternity and sorority” may, subject to other regulations controlling such uses, maintain dining facilities; engage in professional entertainment for the enjoyment of members and their guests; or store, sell, possess, or serve any alcoholic beverage permitted by the law of the State of Texas and the City.

Cultural Facilities¹²

An establishment operated as a repository for a collection of nature, scientific, religious, education, literary curiosities, or objects of interest or works of art, not including the regular sale or distribution of the objects collected. A cultural facility may also include meeting rooms, offices for museum personnel, retail sales of goods that are related in topic with the primary purpose of the museum, and similar support facilities.

Health, Physical and Cultural Services¹³

See note below.

Parks, Playgrounds, and Open Space

Land designated for parks and recreation uses or to be left in a generally natural state, regardless of whether it is owned by a public entity or whether it is open to the general public.

5 Uses

Public, Institutional, and Civic Uses (cont)

Public Facilities

Any noncommercial public building containing uses for the purpose of promoting the general health, safety, and welfare of the citizens of Waco. This definition includes, but is not limited to fire stations, government offices, libraries, police stations, and recreation centers.

Religious Institutions¹⁴

Structures and outdoor or indoor facilities used for public worship and accessory educational, cultural, and social activities. Accessory uses may include offices related to the operation of the organization, meeting rooms, columbariums, and similar support facilities.

Communication Facilities

Wireless Communication Facilities²⁸

A facility used to provide personal wireless services as defined at 47 U.S.C. Section 332(c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A wireless communications facility includes an antenna or antennas, including without limitation, directional, omni-directional and parabolic antennas, support equipment and their permitted supporting structure, but does not include the support structure to which the wireless communications facility or its components are attached if the use of such structure for the wireless communications facility is not the primary use. The term does not include commercial television, radio, microwave towers, ham radio operations, or mobile transmitting devices used by wireless service subscribers, such as vehicle or handheld radios/telephones and their associated transmitting antennas.

Wireless Communication Facilities, Building-Mounted²⁹

A WCF that is mounted on a building or on the roof a building with a primary purpose to be a use other than as an antenna support structure.

Wireless Communication Facilities, Stealth Building-Mounted³¹

A WCF that is mounted on a building or on the roof a building with a primary purpose to be a use other than as an antenna support structure that is incorporated into the structure in such a way as to camouflage the antenna and support structure.

Industrial Uses

Industrial Services

Uses in this category include the extraction of raw materials, small-scale manufacturing activities, and limited transportation activities. Contractors and similar uses perform services off-site. Few customers come to the site. Accessory activities may include sales, offices, parking, and storage.

Manufacturing, Artisan³⁶

An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation and may include direct sales to consumers. This definition includes but is not limited to small-scale fabrication, manufacturing, and other small-scale, low-impact industrial uses and processes such as welding and sculpting.

Utilities⁴⁵

Uses including all lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level. Specific use types include:

Public Utility, Minor⁴⁷

Includes activities and facilities necessary to support the principal (major) utility facility including, but not limited to, conduits, drains, hydrants, lines, meters, poles, pipes, transformers, and transmission lines use to distribute and transmit electrical power, gas, water, and other public utilities.

Accessory Uses

Parking Facility, Private⁵¹

A facility incidental to a principal use that is below and/or above grade, constructed and used for the parking of motor vehicles.

Storage, Enclosed Facility⁵²

The incidental keeping of goods, materials, or equipment in a location enclosed by walls and a roof.

Commercial Uses

Agricultural and Animal-Related Services

This category includes agricultural and farming activities, including nurseries and facilities for processing and selling agricultural products. Agricultural uses involve farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal husbandry. Animal-related uses include the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas.

Agriculture, Commercial⁴⁹

The land use of animal husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, aquaculture, hydroponics, together with necessary accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products. This definition includes associated dwellings for those involved in agricultural uses.

Food and Beverage Establishments⁵⁴

Uses in this category include establishments that serve prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking.

Beer and Wine Sales, Off-Premise Consumption⁵⁵

A licensed retail sales establishment selling packaged and sealed alcoholic beer and wine for consumption off-site.

Brewpub, Distillery, or Winery⁵⁶

A small brewery, cidery, distillery, or winery serving beer, wine, or other alcohol for consumption on-site or sale of the same for consumption off-site, but is not sold to other drinking establishments or

restaurants. A limited quantity, up to 25 percent of total annual production, may be sold to wholesalers. Such uses may operate in conjunction with a bar, lounge, or tavern and/or a restaurant.

Restaurant⁵⁷

A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building.

Lodging Facilities

Establishments that provide lodging services for a defined period of time with incidental food, drink, and other sales and services intended for the convenience of guests. Accessory uses may include food preparation areas, offices, and parking. Specific use types include:

Hotel, Full Service⁶¹

A building or group of buildings providing transient lodging accommodations to the general public for compensation for periods of time not exceeding 30 consecutive days that includes ancillary facilities and services such as restaurants, meeting rooms, personal services, recreational facilities, daily housekeeping service, and 24-hour front desk service. The term “Hotel, Full Service” does not include “Bed and Breakfast, Residence Hotel,” or “Short Term Rental.”

Short Term Rental Type I⁶⁴

An owner or a designated operator occupied residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The owner or a designated operator must reside in the primary structure on the property and be present at the property for the duration of any short term rental.

Short Term Rental Type II⁶⁵

A single family or duplex residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The property is not part of a multi-family residential use. The owner or a designated operator does not reside on the property or is not present at the property for the duration of any short term rental.

5 Uses

Commercial Uses (cont)

Office, Business, and Professional Services

Uses in this category provide executive, management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to a permitted use or provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

Bank or Financial Institution⁶⁶

A federal- or state-regulated facility that provides financial and banking services to individuals and businesses. These services may include deposit banking and closely related functions such as making loans, investments, and fiduciary activities. Accessory uses may include automatic teller machines and offices.

Office⁶⁷

A building where services are provided and/or business is conducted including administrative, professional, governmental, or clerical operations. Typical examples include fire service, ambulance, judicial court or government offices, post office, real estate, political and philanthropic offices, television and radio broadcasting, call centers, insurance, property management, investment, financial, employment, travel, advertising, law, architecture, design, engineering, accounting, and similar offices. This use includes accessory uses such as restaurants, coffee shops, health facilities, limited retail sales, or other amenities primarily for the use of employees in the business or building.

Personal Services

Uses in this category provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location.

Personal Service, General⁶⁸

Establishments primarily engaged in providing services involving the care of a person or of the care or repair of his or her personal goods or apparel. Personal services usually includes but is not limited to: laundry (including cleaning and pressing service), beauty shops, barbershops, shoe repair, personal copying/shipping services, health spas, licensed massage therapy, photographic studios, tailor/seamstress shop, indoor equipment/party/event rental, tanning salon, bicycle and sports equipment repair, small appliance repair, and similar uses. This definition does not include “Laundromat, Self-Service” or “Commercial Laundry Facility.”

Laundromat, Self-Service⁷⁰

An establishment providing washing or drying on the premises for rental use where the patron may personally supervise the washing and handling of their laundry. This definition includes automatic, self-service only, or hand laundries.

Retail Sales⁷⁴

Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This use does not include any form of retail sales or other use listed separately in this section.

Retail Sales, Less than 15,000 Square Feet GFA⁷⁵

A retail sales establishment with between 15,000 and 50,000 square feet of gross floor area.

Vehicles, Repair and Equipment

Uses in this category include a broad range of uses for the maintenance, repair, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices.

Equipment Sales or Rental⁸⁰

The sales and rental of supplies and equipment primarily intended for homeowner use and minor residential gardening and construction projects, but not including car or truck rentals. All maintenance of equipment shall be conducted within an enclosed building.

Parking Facility⁸²

The ownership, lease, operation, or management of a commercial surface parking lot, above-ground structure, or below-ground structure in which fees are charged.

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A**Access Street**

A local street providing direct vehicular access to building frontages, typically with slower traffic and on-street parking.

Accessory Building

A subordinate structure on the same lot as the primary building, used for functions such as storage, garages, or secondary residential units.

Active Frontage

A building frontage designed with frequent doors, windows, and transparent materials to engage pedestrians and support ground-floor activity.

Adaptive Reuse

The process of repurposing an existing building for a use different from its original design, often to preserve character and reduce waste.

Adaptable Floorplate

A building layout that supports a range of uses over time by accommodating different spatial or structural configurations.

Alley Street

A narrow, secondary street (considered a type of Access street in this code) that provides service access to the rear of buildings, typically not intended for primary pedestrian or retail use.

Arterial / Gateway Street

A high-capacity street serving as a major entrance into downtown or a district, often prioritized for visibility, identity, and multimodal movement.

Articulation

The use of architectural features (such as bays, windows, materials, and projections) to break up large façades and create visual interest.

B**Building Components**

The individual elements that make up a building's design, including massing, rooflines, entries, fenestration, and materials.

Building Form

The overall shape, size, and massing of a building, including its relationship to the street, lot, and public realm.

Building Setback

The required minimum or maximum distance a building must be located from a lot line.

C**Civic**

Refers to buildings, spaces, or uses that serve a public, institutional, or cultural function such as libraries, museums, or plazas.

Civic Ground Floor

The ground-level floor of a civic or public building, often featuring distinctive materials, grand entries, or transparency.

Circulation Street

A street primarily intended to move vehicles through an area, with less emphasis on pedestrian interaction or frontage activation.

Courtyard

An open space enclosed on at least three sides by a building, used for light, air, recreation, or public gathering.

Creek / Greenway Frontage – Barron's Branch Street

A special frontage condition in Barron's Branch where buildings face the creek or greenway and must engage with it through transparency, entries, or landscape.

Creek Corridor

A linear open space that follows a natural waterway and may include trails, plantings, or stormwater features, often shaping adjacent development.

Curb Cut

A break in the curb allowing vehicular access to a site or driveway.

6 Definitions & Measurements

D

Distance between Entries

The spacing between primary building entrances along a frontage, often regulated to promote walkability and pedestrian access.

E

Edge - Active / Activated / Quieter

Describes the character of a building or space edge: "active" for highly engaging frontages; "quieter" for residential or low-intensity uses.

Entry Placement

The location of a primary entrance along a building frontage, often required to be visible from and accessible to the public sidewalk.

F

Festival Street

A street designed for periodic closure to vehicles and programmed for public events, markets, or performances.

Flexible Mixed-Use Program / Flexible Programming

A design approach that allows buildings or spaces to accommodate a variety of uses over time, such as retail, office, or residential.

Focal Point / Civic Focal Point

A building, space, or feature designed to be visually prominent and serve as an organizing element for public activity.

Forecourt

A small courtyard or open space in front of a building entrance, sometimes landscaped or paved, that provides a formal entry sequence.

Frontage Break

A gap or recess in a building frontage, typically used to allow access, light, or variation along the street.

Flush Entry

A door or entrance located at the same elevation as the adjacent sidewalk or path, without steps or ramps.

G

Grand Entry

A formal, oversized, or architecturally significant building entrance, typically used for civic or landmark buildings.

Green Boulevard

A wide street or corridor that integrates landscaping, multimodal travel, and environmental features such as stormwater treatment.

Greenway

A continuous open space designed primarily for pedestrians and cyclists, often following a natural feature like a creek or utility corridor.

Ground Floor / Street-level Activation

Design elements at the ground floor that promote pedestrian interest, including storefronts, patios, entries, and transparency.

H

Height Bonus

An incentive allowing additional building height in exchange for meeting specific public benefit criteria such as affordable housing or design excellence.

I

Incremental Development

Small-scale, phased development often led by local or individual builders that adds fine-grained diversity to a district.

J

K

L**Limited-access corridor**

A roadway with few intersections and restricted entry points, typically intended for fast, regional travel rather than local access.

Local / Entertainment Street

A street designed to support high levels of pedestrian activity and entertainment uses, often with flexible programming.

M**Masonry**

Durable construction material such as brick, stone, or concrete block, often used to convey permanence and craftsmanship.

N**O****P****Parking Core**

A centralized parking structure or zone intended to serve multiple buildings and reduce the need for surface parking.

Paseo

A pedestrian-only path or narrow street used to connect buildings, plazas, or streets through mid-block routes.

Pedestrian-only Street

A street or corridor fully closed to vehicles and designed exclusively for pedestrian use and activation.

Plaza

A hardscaped public space, often surrounded by buildings, intended for gathering, performances, or casual use.

Porch

A covered outdoor space attached to a building entrance, typically raised and partially enclosed.

Primary Front Façade

The main public-facing side of a building, often required to meet design and transparency standards.

Privacy Transition

A design feature such as a fence, hedge, porch, or elevation change that buffers private uses from the public realm.

Public Realm Interface

The relationship between a building and the public space it faces, including how it addresses the street, sidewalk, or plaza.

Public Realm Quality

The design and condition of shared public spaces, including streetscapes, parks, and plazas, in terms of comfort, safety, and visual appeal.

Q**R****Recessed Entry**

An entryway set back slightly from the building's primary plane, often providing shelter and depth to the façade.

S**Semi-attached**

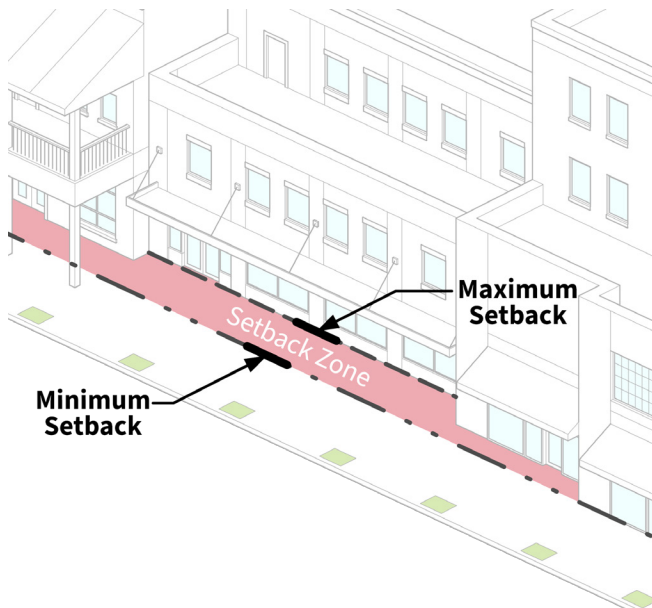
A building configuration where units share one side wall but remain separated on others; often used in townhouses.

6 Definitions & Measurements

S [cont.]

Setback Zone

The area between a building and the adjacent lot line (front, side, or rear), defined by a minimum and/or maximum setback distance. Buildings must be placed within this zone unless otherwise specified. The setback zone may include stoops, porches, landscaping, or other elements that create a transition between the sidewalk and the building frontage, supporting a pedestrian-friendly environment.



Shared Festival Street – City Hall Park

A shared-use street adjacent to City Hall designed to accommodate both everyday traffic and special events.

Shared Festival Street – Festival Plaza

A flexible public street adjacent to the civic square, intended for frequent event use and occasional vehicular access.

Shopfront

A ground-floor frontage type with high transparency and commercial entrances, designed to attract pedestrian activity and retail use.

Sill

The base of a window opening, often used as a reference point for minimum transparency or material changes.

Signature Architecture

A building or design element that features distinctive, high-quality, and expressive architecture intended to serve as a visual landmark or focal point. Signature architecture typically demonstrates exceptional design, materials, and detailing that exceed base standards and contribute to the identity, character, or civic prominence of a site or district. It may be required or encouraged in key locations such as corners, gateways, or cultural nodes.”

Stoop

A small entry platform or set of steps leading to a building entrance, typically raised above the sidewalk.

Streetwall Buildout

The extent to which a building or series of buildings continuously frames the edge of the street, creating a defined public space.

T

Transparency / Transparent Frontage

The percentage of a façade that is composed of clear, see-through windows, typically measured on the ground floor to ensure visibility.

Transition / Transitional Zone

An area that buffers between different intensities of use or scale, often featuring flexible building forms or mixed uses.

Tree Lawn

A landscaped strip between the curb and sidewalk, typically planted with street trees and grass.

U

Upper Story Stepback

A setback of upper floors above a certain height to reduce building mass and maintain pedestrian scale at street level.

U (cont.)**Urban Fabric**

The physical pattern and texture of the built environment, including blocks, streets, buildings, and open space.

Urban Intensity

A measure of density, activity level, and development scale typical of walkable, mixed-use environments.

V**W****X****Y****Z**