Purpose and Description: The Historic District Overlay is intended to preserve, enhance, and perpetuate those aspects of the properties within the District having historical, cultural, architectural, and archaeological merit, while at the same time, allowing for a vibrant mix of active storefronts featuring specialty stores, restaurants, and entertainment along with residential uses. The standards for the Historic District Overlay are intended to ensure that new development within the District will complement and build on the existing historic architectural character and integrity within the District. The boundaries of the Historic District Overlay are as defined in the attached Historic District Overlay Map. Also, attached is a list of landmarks designated by the Texas, Centennial Commission, Texas Historical Commission, National Register of Historic Places and/or by the Planning and Zoning Commission and Board of Aldermen. This listing may be amended from time to time by separate resolution of the Board of Aldermen.

In addition to the general conditions set forth above, development projects within the Historic District Overlay shall meet the following additional standards.

1. **General Criteria for External Alterations, New Development or Redevelopment**: The general design, arrangement, and character of external alterations, new development or redevelopment shall be in harmony and consistent with and conform to the overall character of other development in the Historic District Overlay. The proposed development shall not adversely impact the overall historic, cultural, and architectural nature of designated landmark structures in the Historic District Overlay.

2. **Maximum Building Size:** 6,000 square feet (Heated/Cooled Space).

3. **Maximum Lot Coverage:** Seventy percent (70%) total, including main buildings and accessory buildings.

4. **Area Regulations:**

    a. **Minimum Lot Size:** Five thousand (5,000) square feet
    b. **Minimum Lot Width:** Fifty feet (50')
    c. **Minimum Lot Depth:** One hundred feet (100')

5. **Height Regulations:**

    a. **Main Building(s):** Maximum two (2) stories or forty feet (40') for the main building(s).
    b. **Accessory Building (s):** One (1) story for accessory buildings.
    c. **Other:** Refer to Section V, Development Standards & Use Regulations for other regulations.

6 **Setback Regulations:**

a. **Minimum Front Yard Setback:** Five feet (5'); all yards adjacent to a street shall be considered a front yard. See Section 5.1 through Section 5.5 for any additional setback requirements.
b. **Minimum Side Yard Setbacks:** Ten feet (10'); fifteen feet (15') adjacent to a public street or residential lot
c. **Minimum Rear Yard:** Fifteen feet (15')

7. **Pedestrian Access:** Pedestrian access shall be provided from parking areas to the main building(s). In addition, pedestrian access within the site (from building to building, from a building to an open space area, etc.) and pedestrian access to adjacent sites shall also be provided. Pedestrian-oriented site amenities such as street furniture and public spaces (gazebos, fountain areas, etc.) are encouraged.

8. **Land Uses:** See attached Land Use Chart

9. **Parking:** On-street parking shall be permitted. As for on-site parking, a typical ratio of parking spaces to square footage is encouraged but not mandatory. The required number of parking spaces may be reduced if parking can be shared with an adjacent development(s) or use(s). Such a reduction must be approved as part of the site plan. In no case shall the required parking be reduced in excess of fifty percent (50%) of the required spaces. In addition to concrete and asphalt surfaces, gravel, decomposed granite, or pavers are permitted for small parking area surfaces.

10. **Landscaping Requirements:** Refer to Section 5.2

11. **Sign Requirements:** Refer to Ordinance 2012-01 (Sign Regulations)

12. **Lighting Requirements:** Refer to Comprehensive Plan (Amended 2019) & Ordinance 2013-08 Zoning Ordinance.

13. **Recreational Vehicles, Travel Trailers, etc.**: For properties with frontage on Main Street, a recreational vehicle, manufactured home, travel trailer or motor home may be stored on the property provided it is not visible from the public right of way on Main Street. Such vehicles may not be used for on-site dwelling or non-residential purposes.

Recreational vehicles, manufactured homes, travel trailers or motor homes may be stored on the properties on Main Street and visible from the public right of way for community events authorized by the Village of Salado. In such cases, the subject vehicle may be used for on-site dwelling and non-residential purposes for a period not to exceed three (3) consecutive days

For properties not fronting Main Street that are located within the District, a recreational vehicle, manufactured home, travel trailer or motor home may be stored on the property and be visible from the public right of way which fronts the property. In such cases, the subject vehicle may not be used for on-site dwelling or non-residential purposes

14. **Temporary Facilities**: There shall be no permanent use of temporary facilities or buildings.

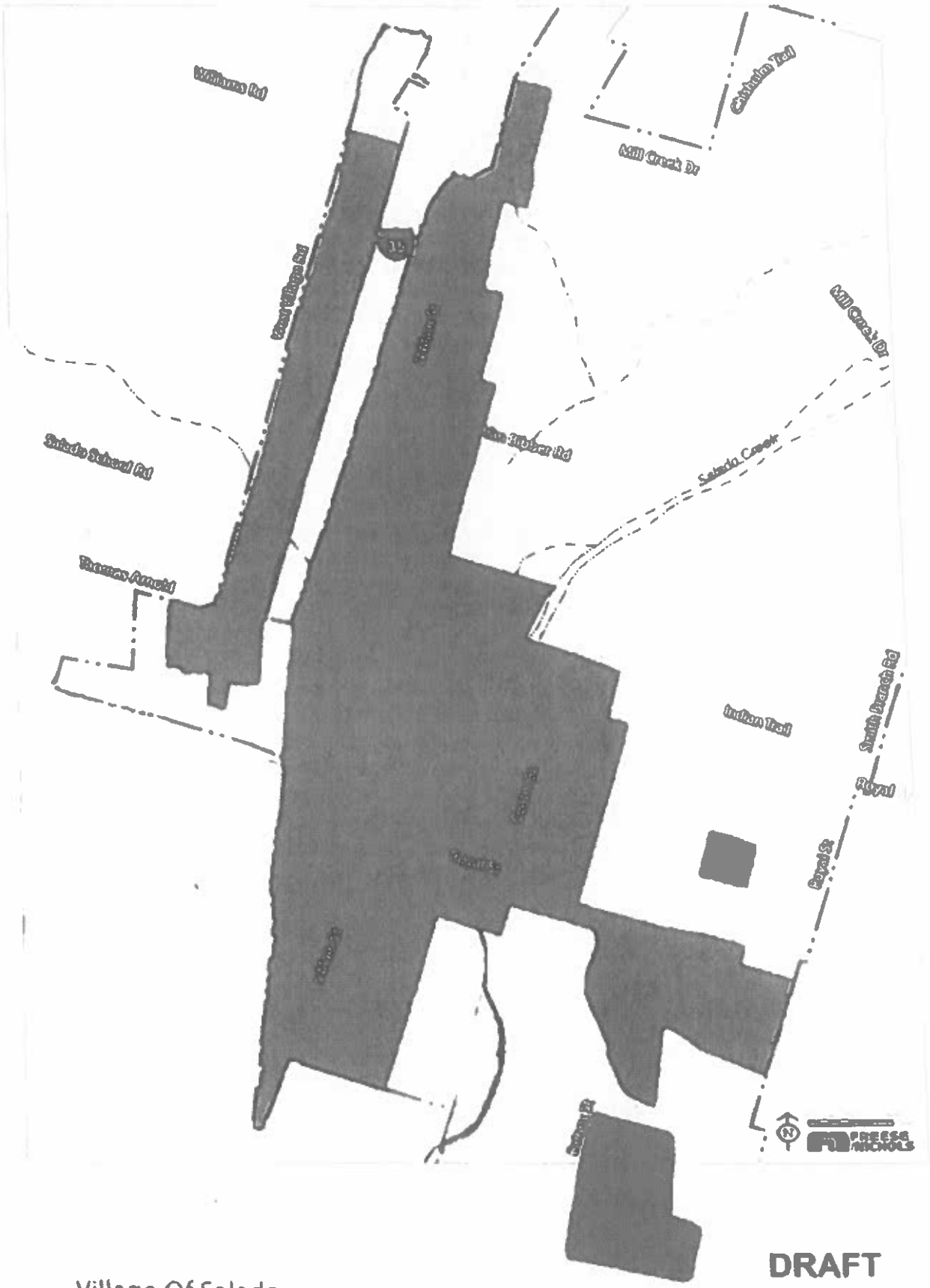
15. **Open Storage**: Open storage shall not be permitted. Existing businesses with open storage areas at the time of adoption of the Historic District Overlay Ordinance shall be permitted to continue to have them, although the storage areas shall not be enlarged.

16. **Outside Display for Retail Uses**: Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, that is associated with a primary retail use is permitted on the same lot as that retail use in the front yard area. Outside display shall be limited to the following:

    a. Outside display areas shall not be placed or located more than thirty feet (30') from the main building.
    b. Outside display areas shall not occupy any of the parking spaces that are required by this Ordinance for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.
    c. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
    d. Outside display areas shall not extend into public right-of-way or onto adjacent property.
    e. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

17. **Consultation Required:** Individuals seeking building permits for external alterations, new development or redevelopment on a property located within the

District shall contact the Salado Historical Society to seek input and non-binding recommendations prior to submitting a building permit application.



Village Of Salado

Figure 3 3

Uses		(P) Permitted Use; (C) Conditional Use; ( ) Not Permitted (West) West side of IH 35 (East) East side of IH 35
AGRICULTURE	**EAST**	**WEST**
Bulk Grain and/or Feed Storage		P
Farms, General (Crops) 🕮		
Farms, General (Livestock/Ranch) 🕮		
Greenhouse (Non-Retail/Hobby)	P	P
Livestock Sales		
Orchard/Crop Propagation	C	
Plant Nursery (Grown for Commercial Purposes)	P	
Stable, Commercial🕮		
Stables (Private, Accessory Use) 🕮		P
Stables (Private, Principal Use) 🕮		
RESIDENTIAL	**EAST**	**WEST**
Accessory Building/Structure (Residential) 🕮	P	P
Accessory Building/Structure (Non-Residential)	P	P
Accessory Dwelling	P	P
Caretaker's/Guard's Residence 🕮	C	C
Community Home 🕮		P
Duplex / Two-Family 🕮 *{Defined under Two-Family Dwelling}*	C	C
Family Home (Adult Care in Place of Residence)	P	P
Family Home (Child Care in Place of Residence)	P	P
Four Family (Quadraplex)	C	C
Garage Conversion 🕮	C	C
Home Occupation 🕮	C	C
Living Quarters On-Site With A Business 🕮	P	P
Multiple-Family Dwelling 🕮		P
Private Street Subdivision		P
Residential Loft 🕮	P	P
Rooming/Boarding House 🕮 *{Defined Under Boarding or Rooming House}*	C	C
Single Family Dwelling, Detached 🕮	P	P
HUD-Code Manufactured Home 🕮 *{Defined Under Manufactured Housing}*		P
Single Family Industrialized Housing 🕮 *{Defined Under Manufactured Housing}*		P
Single Family Dwelling, Attached (Townhouse) 🕮	C	C
Patio Homes (Zero Lot Line Dwelling) 🕮	P	P
Swimming Pool (Private) 🕮	P	P
Three Family (Triplex)	C	C

Uses														
OFFICE	EAST	WEST												
Armed Services Recruiting Center	P	P												
Check Cashing Service	P	P												
Credit Agency	P	P												
Insurance Agency Offices	P	P												
Offices (Brokerage Services)	P	P												
Offices (Health Services)	P	P												
Offices (Legal Services)	P	P												
Offices (Medical Office)	P	P												
Offices, Professional and General Business 🕮	P	P												
Offices (Parole-Probation)														
Real Estate Offices	P	P												
Telemarketing Center 🕮	P	P												
Bank	P	P												
Savings and Loan	P	P												
Security Monitoring Company (No Outside Storage)	P	P												
Uses														
PERSONAL & BUSINESS SERVICES	EAST	WEST												
Appliance Repair	C	C												
Artist Studio 🕮	P	P												
Ambulance Service (Private) 🕮		P												
Automobile Driving School		P												
Automatic Teller Machines (ATM's)	P	P												
Barber Shop (Non-College)	P	P												
Beauty Shop (Non-College)	P	P												
Bed & Breakfast Inn or Facility(s) 🕮	P	P												
Communication Equipment (Installation and/or Repair – No outdoor sales or storage)		C												
Computer Sales	P	P												
Cooking School	P	P												
Credit Unions	P	P												
Dance/Drama/Music Schools (Performing Arts)	P	P												
Extended Stay Hotels/Motels (Residence Hotels) 🕮	P	P												
Exterminator Service (No outdoor sales or storage)		P												
Financial Services (Advice/Invest)	P	P												

Uses														
PERSONAL & BUSINESS SERVICES	EAST	WEST												
Funeral Home or Mortuary 🕮	P	P												
Motel or Hotel 🕮	P	P												
Martial Arts School	P	P												
Kiosk (Providing A Service) 🕮	C	C												
Laundry/Dry Cleaning (Drop Off/Pick Up) 🕮	C	C												
Locksmith	P	P												
Mini-Warehouse/Self Storage 🕮		P												
Photo Studio	P	P												
Photocopying/Duplicating	P	P												
Security Quarters as Associated with a Business (Live-In)	C	C												
Sexually Oriented Business (*Refer to Ordinance #2003 09*)														
Skin Care Clinics	P	P												
Shoe Repair	P	P												
Studio for Radio or Television (Without Tower) 🕮	P	P												
Tailor Shop	P	P												
Tool and Machinery Rental (Indoor Storage) 🕮		P												
Tool and Machinery Rental (Outdoor Storage)		P												
Travel Agency	P	P												

Uses														
RETAIL	EAST	WEST												
All Terrain Vehicle Dealer / Sales Only		P												
Antique Shop 🕮	P	P												
Art Dealer/Gallery 🕮	P	P												
Auction Business (Indoor only) 🕮		P												
Auto Sales (New and Used) 🕮														
Auto Supply Store for New & Rebuilt Parts 🕮		P												
Bakery or Confectionary (Retail) 🕮	P	P												
Beer and Wine and Package Stores and Mixed Beverage Sales	C	C												
Bike Sales and/or Repair	P	P												
Book Store	P	P												
Building Material Sales 🕮		P												
Cabinet Shop (Manufacturing)		P												
Cafeteria	C	C												
Consignment Shop	P	P												

Uses														
RETAIL	EAST	WEST												
Convenience Store (With Gas Sales) 📖		P												
Convenience Store (Without Gas Sales) 📖	C	P												
Department Store	P	P												
Drapery, Blind, Furniture Upholstery Shop 📖	P	P												
Firearms Only (in-store and special order)		P												
Florist Shop 📖	P	P												
Food or Grocery Store 📖	P	P												
Furniture Store, New and Used (Indoor) 📖	P	P												
Garden Shop (Inside Storage) 📖	C	C												
Gravestone/Tombstone Sales		P												
Artisans Shop 📖	P	P												
Hardware Store	P	P												
Home Improvement Center	P	P												
Lawnmower Sales and/or Repair	P	P												
Major Appliance Sales (Indoor)	P	P												
Market (Public)	P	P												
Motorcycle Dealer (New and/or Repair)		P												
Personal Watercraft Sales (New and/or Repair)		P												
Needlework Shop	P	P												
Pet Shop/Supplies	P	P												
Package Store (Off Premises Alcohol Sales)		P												
Pharmacy	P	P												
Plant Nursery (Retail Sales Outdoors)	C	C												
Recycling Kiosk 📖	C	C												
Restaurant (With No Drive-Through Service) 📖	P	P												
Restaurant (With Drive-In Service) 📖	C	C												
Restaurant (With Drive-Through Service) 📖	C	C												
Restaurant (Mobil Food Unit/Vendor) 📖	P	P												
Restaurant (With Music and/or Dancing)	P	P												
General Retail Store 📖	P	P												
Security Systems Installation Company	P	P												
Sporting Goods Store	P	P												
Studio, Tattoo or Body Piercing 📖														
Temporary Outdoor Retail Sales / Commercial Promotion	C	C												
Upholstery Shop (Non-Auto)	P	P												
Used Merchandise; Furniture	P	P												
Vacuum Cleaner Sales and Repair	P	P												
Veterinarian Clinic (Without Kennels) 📖	P	P												

Uses														
TRANSPORTATION & AUTO SERVICES	EAST	WEST												
Antique Vehicle Restoration	C	P												
Auto Body Repair		P												
Auto Financing & Leasing (Indoor) 🕮	P	P												
Automobile Accessory Installation (Minor) 🕮		P												
Auto Interior Shop / Upholstery		P												
Auto Muffler Shop		P												
Auto Paint Shop		P												
Automobile Repair, Major 🕮		P												
Automobile Repair, Minor 🕮		P												
Auto Tire Repair /Sales (Indoor)		P												
Auto Wrecker Service		P												
Auto Laundry or Car Wash, Unattended 🕮		P												
Auto Laundry or Car Wash, Attended 🕮		P												
Limousine / Taxi Service		P												
Parking Lot Structure, Commercial (Auto) 🕮	P	P												
Quick Lube/Oil Change/Minor Inspection		P												
Tire Dealer, With or Without Open Storage 🕮		P												
Uses														
AMUSEMENT & RECREATION SERVICES	EAST	WEST												
Amusement Devices/Arcade (Four or More Devices) 🕮		P												
Amusement Services (Indoors) 🕮		P												
Amusement Services (Outdoors) 🕮		P												
Billiard / Pool Facility (Three or More Tables)		P												
Bingo Facility		P												
Bowling Center		P												
Broadcast Station (with Tower)		C												
Country Club (Private) 🕮	C	P												
Music / Dancing Facility	P	P												
Day Camp for Children 🕮	C	P												
Dinner Theatre	C	P												
Driving Range		P												
Earth Satellite Dish (Private, less than 3' in diameter)	P	P												

Uses																
AMUSEMENT & RECREATION SERVICES	EAST		WEST													
Civic/Conference Center 📖	C		P													
Fairgrounds/Exhibition Area 📖			P													
Golf Course (Miniature)	C		C													
Golf Course (Private) 📖			P													
Golf Course (Public) 📖			P													
Health Club (Physical Fitness) 📖 *{Defined under Studio, Health, Reducing or Fitness}*	C		C													
Membership Sports	C		C													
Motion Picture Theater (Indoors)	C		C													
Motion Picture Studio. Commercial Film			P													
Museum	P		P													
Park and/or Playground (Private)📖	P		P													
Park and/or Playground Public)📖	P		P													
Psychic Reading Services																
Palm Reading Services																
Rodeo Grounds			P													
Skating Rink			P													
Swimming Pool (Commercial) 📖	P		P													
Tennis Court (Lighted)	C		C													
Tennis Court (Private/Not Lighted) 📖	P		P													
Theater (Non-Motion Picture)	P		P													
Travel Trailers / R.V.'s (Short-Term Stays)																
Travel Trailers / R.V.'s (Storage)																
Video Rental / Sales			P													
Uses																
INSTITUTIONAL/ GOVERNMENTAL	EAST		WEST													
Antenna (Non-Commercial) 📖 *{Defined within Section 4.1.H}*	P		P													
Antenna (Commercial) 📖 *{Defined within Section 4.1.H}*	C															
Assisted Living Facility 📖																
Broadcast Towers (Commercial)	C															
Wireless Communications Tower 📖 *{Defined within Section 4.1.H}*																
Cemetery and/or Mausoleum 📖	C		P													
Child Day Care (Business) 📖	C		P													
Church/Place of Worship 📖	P		P													
Civic Club			P													
Medical Clinic or Office 📖 *{Defined under Medical Facilities}*			P													
Community Center (Municipal) 📖	P		P													
Electrical Generating Plant			P													

Uses															
INSTITUTIONAL/ GOVERNMENTAL	**EAST**		**WEST**												
Electrical Substation 📖															
Electrical Transmission Line															
Emergency Care Clinic			P												
Fire Station 📖	P		P												
Franchised Private Utility (Not Listed) 📖	P		P												
Fraternal Organization, Lodge, or Union 📖	P		P												
Gas Transmission Line (Regulating Station)	C		P												
Governmental Building (Municipal, State or Federal)	P		P												
Group Day Care Home 📖	C		P												
Heliport 📖															
Helistop 📖															
Hospice (Administration/Business Office)			P												
Hospital (Acute Care/Chronic Care) 📖			P												
Library (Public)	P		P												
Mailing Service (Private)	P		P												
Maternity Homes	P		P												
Non-Profit Activities by Church	P		P												
Nursing/Convalescent Home 📖	C		P												
Orphanage	P		P												
Philanthropic Organization	C		P												
Telephone and Exchange, Switching/Relay or Transmitting Station 📖			P												
Post Office (Governmental)	P		P												
Radio, Television or Microwave Tower 📖 *{Defined within Section 4.1.H}*															
Rectory/Parsonage	P		P												
Home for the Aged, Residence 📖	P		P												
School, K through 12 (Private)	P		P												
School, K through 12 (Public)	P		P												
School, Business/Commercial Trade 📖	C		P												
Sewage Pumping Station	C		P												
Utility Distribution/Transmission Lines 📖	C		P												
Wastewater Treatment Plant (Public)			C												
Water Supply Facility (Private)			P												
Water Supply Facility (Elevated Water Storage)			C												
Water Treatment Plant (Public)			C												

Uses															
COMMERCIAL & WHOLESALE TRADE	EAST		WEST												
Book Binding	C		P												
Feed & Grain Store			P												
Furniture Manufacture			P												
Heating & Air-Conditioning Sales/Services			P												
Package Store (Off Premise Alcoholic Beverage Sales)			P												
Pawn Shop 🕮			P												
Propane Sales (Retail) 🕮			P												
Taxidermist			P												
Transfer Station (Refuse/Pick-up)															
Veterinarian (Outdoor Kennels or Pens)			P												
Warehouse/Office			P												
Welding Shop			P												
Uses															
MANUFACTURING, INDUSTRIAL & CONSTRUCTION	EAST		WEST												
Contractor's Office/Sales, No Outside Storage including Vehicles			P												
Contractor's Temporary On-Site Construction Office	C		P												
Electronic Assembly			P												
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair			P												
Laboratory Equipment Manufacturing 🕮			P												
Machine Shop			P												
Maintenance & Repair service for Buildings			P												
Open Storage/Outside Storage 🕮			P												
Plumbing Shop			P												
Research Lab (Non-Hazardous)															
Sand/Gravel/Stone Sales (Storage) 🕮			C												
Sign Manufacturing			P												
Stone/Clay/Glass Manufacturing			P												

Landmarks Designated by the Texas Centennial Commission, Texas Historical Commission, by the National Register of Historic Places, and/or by the Planning & Zoning Commission and Board of Aldermen:

Site of Alexander's Medical Distillery (Subject Marker)	Center Circle
Anderson House and Store	Main Street
Armstrong-Adams House	Main Street & Thomas Arnold
George W. Baines House	Royal Street
Moses H. Denman Log Cabin	Van Bibber Lane
First Baptist Church (Subject Marker)	Main Street
Captain Robert B. Halley House	Main Street
Hendrickson-Caskey House	Center Circle
Lenticular Bridge (Subject Marker)	Main Street
McKie House – Twelve Oaks	Center Circle
Norton-Orgain House	Main Street
Major A.J. Rose House	Wm. Rose Way
Major Archibald J. Rose (Subject Marker)	Wm. Rose Way
Salado Bridge (Subject Marker)	Main Street at Salado Creek
Salado Creek Natural Landmark (First in Texas)	Main Street
Salado Church of Christ (Subject Marker)	IH 35
Salado College Ruins Archeological Site	Main Street
Welborn Barton, M.D. House	Main Street
J.M.G. Davis House	Pace Park Road
Site of Davis Mill (Subject Marker)	Main Street & Pace Park Road
Salado United Methodist Church Chapel	Royal Street
Stagecoach Inn	Main Street
Levi Tenney House	Pace Park Road
Orville T. Tyler House	Main Street
Vickery-Berry House	Main Street
Granville N. Vickery House	Main Street
Barbee-Berry Mercantile Building	Main Street
Thomas Arnold High School (Subject Marker)	Main Street
Salado Cemetery (Subject Marker)	Baines Street
Old Salado Graveyard (Historic Texas Cemetery)	Salado Cemetery
Rev. James & Fanny Ferguson (Subject Marker)	Salado Cemetery
Captain Robert B. Halley (Subject Marker)	Salado Cemetery
Dr. Samuel & Charlotte H. Jones (Subject Marker)	Salado Cemetery
Fowler House	Stagecoach Road
West Cemetery	West Village
Robertson Ranch Plantation	Robertson Road