

# DOWNTOWN ELGIN, TEXAS ZONING FAQ

I want to renovate my property. What should I do first? Call 512-281-5724, Amy Miller, to set up a historic district review and a building code review.

What kind of businesses can be located in downtown Elgin?

The new zoning overlay added wineries, breweries, food production and processing, meaderies, metal smithing, pottery making, cabinetry making, wood working, fiber processing, automotive repair, leather working, soap making, in addition to the many uses already allowed such as restaurants, offices, bakeries, dry cleaners, grocery, barber shop, hair and nail salon, financial services, real estate, etc.

My tenant needs to get a sign approved. Who should they call? Call 512-281-5724, Amy Miller to set up historic district review.

My property is vacant – how can I get tenants? Some properties do not meet building codes to have commercial or residential tenants. Call 512-281-0119, Gary N. Cooke to schedule a building code review and find out what needs to be done to get a certificate of occupancy.

Where can I see a map of the zoning overlay? [www.elgintx.com/sustainable%20places.asp](http://www.elgintx.com/sustainable%20places.asp)

Can I have residential uses in my property? YES, 2<sup>nd</sup> floor of any property may be a residential use.

I have a large property – can I have more than one tenant in it? In many cases yes – it depends on the tenants and the size of the building. Call 512-281-0119, Gary N. Cooke to schedule a building review and determine your options.

I am pretty handy with tools. Can I do my own renovation work? Yes you can do a lot of it yourself, but you must use licensed professionals for plumbing, electrical, and HVAC and the work must be inspected.

My property is in the blue zone – can it have a residential use? Yes – the 2<sup>nd</sup> floor can be 100% residential use, the rear of the first floor can be up to 50% residential use. A commercial use must be maintained in the front 50% of the first floor in the blue zone.

Are there any grants for these properties?

The Economic Development Corporation offers reimbursement assistance grants. Main Street offers paint & roll off assistance programs, and technical design & preservation assistance. All plans must be reviewed before work begins and must be approved by the Historic Review Board.

Can I get any tax credits for the property I own? The Elgin downtown district is listed on the National Register of Historic Places. Properties in the district are eligible for state and federal tax credits. Call 512-281-5724, Amy Miller for more information.

I have a business on the first floor and now I want to live there too. Can I do that? You must obtain a certificate of occupancy from the City Planning & Development Department before you can add a residential occupancy use. Call 512-281-0119, Gary N. Cooke to set up a review.

My property is in the yellow zone – what uses can I have? Properties can be 100% residential first and 2<sup>nd</sup> floor in the yellow zone.

Do I need an asbestos study before I do work on the building? Yes state law requires that you get an asbestos study completed. Call 512-281-5724, Amy Miller for resources and more detailed information.

Where can I see a map of the historic district? [www.elgintx.com/guidelines/DG44Dwnt-wnHsticMap.pdf](http://www.elgintx.com/guidelines/DG44Dwnt-wnHsticMap.pdf)

I am ready to go can I start work right away? Your plans must be reviewed, historic district review completed, and a building permit secured before work begins.

**CITY OF ELGIN**  
310 North Main St. • P.O. Box 591  
Elgin, Texas 78621  
Office: (512) 281-5724  
Fax: (512) 285-3016