

#### DIVISION 4. - SINGLE-FAMILY ATTACHED/~~DETACHED~~ DISTRICT R-1-A, GARDEN HOME

##### Sec. 53-111. - Purpose and permitted uses.

The single-family attached/~~detached~~ district R-1-A, garden home allows attached ~~or detached~~ single-family structures with a minimum of 1,000 square feet of living area per dwelling unit and permitted accessory structures on a minimum lot size of 4,800 square feet. There shall be no more than 6.8 houses per buildable acre. The single-family attached residences authorized in this zoning district include those generally referred to as garden homes, paired homes, patio homes and zero lot line homes. Additionally, single family detached structures are permitted in this district as a conditional use, as provided in V.T.C.A., Local Government Code ch. 211; provided that a conditional use permit may only be approved after a public hearing is held by the city council after having received a report and recommendation from the planning and zoning commission concerning the effect of the proposed use on the adjacent and neighboring properties and neighborhoods.

(Ord. No. 438, § 27(a), 11-24-2003; Ord. No. 438-35, § 3(a), 8-2-2005)

##### Sec. 53-112. - Additional permitted uses.

In addition to the uses permitted in this division, the following uses are permitted in the R-1-A district:

- (1) Temporary buildings for uses incidental to construction work on the premises, to be removed upon the completion or abandonment of construction work.
- (2) Accessory structures and uses customarily incident to the uses listed in this section and section 53-111 and located on the same lot therewith, not involving the conduct of any business or commercial enterprise.

(Ord. No. 438, § 27(b), 11-24-2003; Ord. No. 438-35, § 3(b), 8-2-2005)

##### Sec. 53-113. - Conditions and limitations.

The conditions and limitations for the R-1-A district are as follows:

- (1) Height and placement requirements. The height and placement requirements shall be as provided in chart 1, section 53-33(k).
- (2) Parking. The parking regulations and requirements shall be as provided in chart 4, section 53-33(n).
- (3) Garages are required and must be one of the following designs:
  - a. Detached with a minimum setback of five feet from the front wall of the home facing front property line;
  - b. May be attached and must have a minimum setback of five feet from the front wall of the home facing front property line; or
  - c. May be attached and meet minimum front setback requirements, but must face side property line.

Each garage must be designed and constructed with a minimum of 480 square feet.

- (4) All buildings and structures, garages, and/or accessory buildings constructed within this district must have all four sides composed of 100 percent brick, stone, hardiplank or other approved masonry product.

(Ord. No. 438, § 27(c), 11-24-2003; Ord. No. 438-35, § 3(c), 8-2-2005)

Secs. 53-114—53-139. - Reserved.