

Sec. 17-10. - "R-7.5" Single-Family Residential District regulations.

(a) *Use.* A building or premises shall be used only for the following purposes:

- (1) Single-family dwellings.
- (2) Church worship facilities.
- (3) Buildings and uses owned or operated by public governmental agencies.
- (4) Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement (indoor or outdoor).
- (5) Farms, nurseries or truck gardens, limited to the propagation and cultivation of plants, provided no retail or wholesale business is conducted on the premises, and provided further that no poultry or livestock other than household pets shall not be located closer to any property line than allowed by city's animal control ordinances.
- (6) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
- (7) Schools, private, with full curriculum accredited by the State of Texas equivalent to that of a public elementary or high school.
- (8) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (9) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as provided herein and for home occupations as defined by this chapter.
- (10) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building if it meets all requirements of a residential accessory building.
- (11) A carport shall be permitted as an accessory building if it meets all requirements of a residential accessory building.
- (12) Private utility plants or sub-stations (including alternative energy) (SUP required).
- (13) Gas and oil drilling accessory uses (SUP required).
- (14) Cemetery, columbarium, mausoleum and accessory uses (SUP required).

(b) *Height.* No building shall exceed 35 feet or 2-½ stories in height.

(c) *Area.*

(1) *Size of yards.*

- a. *Front yard.* There shall be a front yard having a depth of not less than 30 feet, except where entrance to the garage is provided from an alley in the rear of the house, in which case the minimum front yard may be 25 feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
- b. *Side yard.* There shall be a side yard on each side of the lot having a width of not less than ten percent of the lot width. A side yard adjacent to a side street shall not be less than 15 feet. No side yard for allowable nonresidential uses shall be less than 25 feet. In no case shall the minimum side yard setback be less than 6.5 feet.
- c. *Rear yard.* There shall be a rear yard having a depth of not less than 20 feet if there is no rear entry from an alley, and a depth of not less than 25 feet if there is rear entry from an alley.

(2) *Size of lot.*

- a. *Lot area.* No building shall be constructed on any lot of less than 7,500 square feet.
 - b. *Lot width.* The minimum width of the lot shall not be less than 65 feet at the required front and rear building setback lines. The minimum width at the front property line shall be 40 feet, or a minimum of 50 feet if there is a driveway in the front.
 - c. *Exception.* Where a lot having less area, width and/or depth than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.
- (3) *Minimum dwelling size.* The minimum floor area of any dwelling shall be 1,700 square feet, exclusive of garages, breezeways and porches.
 - (4) *Lot coverage.* In no case shall more than 40 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

(Ord. No. [4206-09-2015\(Z\)](#), § 1, 9-14-15)