

ORDINANCE NO. 2003-36

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ZONING ORDINANCE NO. 2001-17, RESIDENTIAL ZONING POLICIES TO ADD SINGLE FAMILY RESIDENTIAL (R-2) AND (R-3) DISTRICTS, DUPLEX (D), MEDIUM DENSITY MF (MF-1) AND HIGH DENSITY MF (MF-2) ZONING DISTRICTS; AMEND CHAPTER 9, NONCONFORMING USES AND STRUCTURES; AND AMEND CHAPTER 11, DEFINITIONS, AND PROVIDING A SAVINGS CLAUSE

WHEREAS, the City Council of the City of Taylor, Texas, passed Ordinance 2001-17 creating and establishing a Zoning Ordinance for the City of Taylor, Texas, and

WHEREAS, the City Council is considering an amendment to the Residential Zoning Policies to add Single Family Residential (R-2) and (R-3) Districts, Duplex (D), Medium Density MF (MF-1) and High Density MF (MF-2) zoning districts; and amend Chapter 9, Nonconforming Uses and Structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0 All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2.0 That after a public hearing held by the Planning and Zoning Commission on September 9, 2003, the Planning and Zoning Commission recommended approval. The City Council held a public hearing on October 9, 2003 for the purpose of considering an amendment to Zoning Ordinance 2001-17 to add Single Family Residential (R-2) and (R-3) Districts, Duplex (D), Medium Density MF (MF-1) and High Density MF (MF-2) zoning districts and amend Chapter 11, "Definitions" as follows:

R-1, Single-Family Residential District

The purpose of this R-1 district is to provide adequate areas of town for moderate density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is 100 feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: seven thousand (7,000) square feet.

3. Minimum Front Lot Width: seventy (70) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: seventy (70) feet. Radial Lots must have a minimum chord length of 50 feet at the rear property line.
5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.
6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block
7. Minimum Yard Setback:
 - a. Front Setback: twenty-five (25) feet.
 - b. Rear Setback: ten (10) feet.
 - c. Interior Side Setback: Residential: five (5) feet. Non-residential: twenty-five (25) feet.
 - d. Street Side Setback: Residential: ten (10) feet. Non-residential: twenty-five (25) feet.
8. Minimum dwelling size: one thousand four hundred (1,400) square feet.
9. Maximum Building Height: thirty-five (35) feet.
10. A minimum of three sides of the first floor of the dwelling must have a masonry veneer. The façade must be one of the sides with the masonry veneer.

R-2, Single-Family Residential District

The purpose of this R-2 district is to provide adequate areas of town for medium density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is a minimum of 100 feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: eighty five hundred (8,500) square feet.

3. Minimum Front Lot Width: eighty five (85) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: eighty five (85) feet. Radial lots must have a minimum chord length of 50 feet at the rear property line.
5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.
6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block
7. Minimum Yard Setback:
 - a. Front Setback: twenty-five (25) feet.
 - b. Rear Setback: fifteen (15) feet.
 - c. Interior Side Setback: Residential: five (5) feet. Non-residential: twenty-five (25) feet.
 - d. Street Side Setback: Residential: fifteen (15) feet. Non-residential: twenty-five (25) feet.
8. Minimum dwelling size: one thousand seven hundred (1,700) square feet.
9. Maximum Building Height: thirty-five (35) feet.
10. A minimum of three sides the first floor of the dwelling must have a masonry veneer. The façade must be one of the sides with the masonry veneer.

R-3, Single-Family Residential District

The purpose of this R-3 district is to provide adequate areas of town for low density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is 100 feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: ten thousand (10,000) square feet.

3. Minimum Front Lot Width: one hundred (100) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: one hundred (100) feet. Radial lots must have a minimum chord length of 50 feet at the rear property line.
5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.
6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block
7. Minimum Yard Setback:
 - a. Front Setback: thirty (30) feet.
 - b. Rear Setback: fifteen (15) feet.
 - c. Interior Side Setback: Residential: ten (10) feet. Non-residential: twenty-five (25) feet.
 - d. Street Side Setback: Residential: twenty (20) feet. Non-residential: twenty-five (25) feet.
8. Minimum dwelling size: two thousand (2,000) square feet.
9. Maximum Building Height: thirty-five (35) feet.
10. A minimum of three sides the first floor of the dwelling must have a masonry veneer. The façade must be one of the sides with the masonry veneer.

D, Duplex Single-Family Residential District

The purpose of this D district is to provide areas of town with low density single family attached development, while maintaining the character and protecting the health, safety and general welfare of the community.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is 100 feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: seven thousand (7,000) square feet.

3. Minimum Front Lot Width: seventy (70) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.

4. Minimum Rear Lot Width: seventy (70) feet. Radial lots must have a minimum chord length of 50 feet at the property line.

5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.

6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block

7. Minimum Yard Setback:

a. Front Setback: twenty five (25) feet.

b. Rear Setback: ten (10) feet.

c. Interior Side Setback: Residential: five (5) feet. Non-residential: twenty-five (25) feet.

d. Street Side Setback: Residential: fifteen (15) feet. Non-residential: twenty-five (25) feet.

8. Maximum Building Height: thirty-five (35) feet.

9. A minimum of three sides the first floor of the dwelling must have a masonry veneer. The façade must be one of the sides with the masonry veneer.

MH, Manufactured Housing District

The purpose of this MH district is to provide adequate areas of town for manufactured housing development, while maintaining the character and protecting the health, safety and general welfare of the community. See "Mobile Home Parks Ordinance No. 98-5" and "Manufactured Housing Outside of Mobile Home Parks Ordinance No. 98-10" for additional requirements.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is a minimum of 100 feet and the minimum lot size does not fall below the minimum square footage requirement.

2. Minimum Lot Area: seven thousand (7,000) square feet.

3. Minimum Front Lot Width: seventy (70) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.

4. Minimum Rear Lot Width: seventy (70) feet. Radial lots must have a minimum chord length of 50 feet at the rear property line.

5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.

6. Corner lots siding major thoroughfares must be a minimum of five (5) feet wider than the average interior lots in the block

7. Minimum Yard Setback:

a) Front Setback: twenty-five (25) feet.

b) Rear Setback: ten (10) feet.

c) Interior Side Setback: Residential: five (5) feet. Non-residential: twenty-five (25) feet.

d) Street Side Setback: Residential: fifteen (15) feet. Non-residential: twenty-five (25) feet.

8. Maximum Building Height: thirty-five (35) feet.

9. The façade of the structure must have a masonry veneer.

Residential Planned Development District (RPD)

The RPD district is intended to allow and encourage greater design flexibility and variety in residential planned developments.

Applicability:

The RPD district is an overlay district that modifies the standards of the underlying base district. The RPD district may only be applied in areas zoned R-1, R-2, R-3, D, MF 1, and MF 2 or any combination thereof and shall be indicated on the zoning map with the base district symbol followed by a slash and the RPD district symbol (i.e., R-2/RPD). All regulations of the underlying base district that are not in conflict with the regulations of the RPD district shall apply. In the event of conflict between the regulations of the RPD district and the underlying base district, the regulations of the RPD district shall control.

One Building Per Lot Requirement Waived

The regulation requiring a separate building site to be provided for each principal structure shall not apply within an RPD district; and such residential planned development may be considered as one building for the purpose of complying with the building site area, height, setback and other regulations of this Chapter.

Minimum Site Area

No minimum site area required

Minimum Lot Area

Zoning District	Minimum Lot Size (Square Feet)	Maximum Density (Dwelling units per square feet)
R1, R2, R3 (Single family Residential)	6,000	-
D (Duplex)	6,000	1 per 4,000 sf
MF 1 (Medium Density MF)	6,000	1 per 3,000 sf
MF 2 (High Density MF)	6,000	1 per 1,500 sf

Submittal Requirements

A site plan shall be submitted showing the following:

1. Layout: Site plan showing:

- a. the land area included within the site plan;
- b. the boundaries and dimensions;
- c. present zoning classification of the area;
- d. the adjoining properties and the present zoning classification thereof;
- e. all public and private easements and rights-of-way, both existing and proposed, within or bounding the designated area and the adjoining properties;
- f. proposed contours not to exceed one-foot intervals and necessary finished grades;
- g. the location, number of stories, and gross floor area of proposed principal buildings and accessory buildings;
- h. curb cuts, driveways, off-street parking areas, off-street loading areas, and walks;
- i. open areas to be set aside for special purposes;
- j. the location and height of proposed walls, fences, and screen planting;
- k. the types of paving or other surfacing to be used in the various areas; and
- l. other site information as may be necessary to describe completely the proposed residential planned development.

Registration of Site Plan

Upon approval by the City Commission and Planning Commission of an RPD zoning district, a copy of the site plan shall be registered with the City Manager and shall thereafter be binding upon the applicants, their heirs, successors and assigns, shall limit and control the issuance and validity of permits and certificates, and shall restrict and limit the use and operation of all land and structures within the area designated in such site plan to all conditions and limitations specified in such site plan and approval thereof.

Minor Changes to Site Plan

The City Manager may permit minor changes in the location of structures and site improvements on the site plan if:

1. such changes will not increase gross floor area, intensity or density of use;
2. reduce open space, building site area, space between buildings or ratio of off-street parking area to gross floor area; or

3. otherwise cause the site plan to fail to meet the conditions specified herein.

Amendment or Withdrawal of Site Plan

Pursuant to the same procedures and requirements by which it was approved, any site plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions of the site plan and all land and structures withdrawn from such site plan comply with all regulations established by this Ordinance.

MF-1, Multi-Family Residential District

The purpose of the MF-1 district is to allow medium density development in sectors of the community that will benefit the community by preserving and consolidating neighborhoods for the promotion of general character, safety and welfare.

Property Development Standards

1. Minimum Lot Area: six thousand (6,000) square feet.
2. Maximum density: 1 dwelling unit per three thousand (3,000) square feet of lot
3. Minimum Yard Setbacks:
 - a. Front Setback: twenty-five (25) feet.
 - b. Rear Setback: ten (10) feet.
 - c. Interior Side Setback: Residential, five (5) feet. Non-residential, twenty-five (25) feet.
 - d. Street Side Setback: Residential, ten (10) feet. Non-residential, twenty-five (25) feet.
4. Maximum Building Height: thirty-five (35) feet.
5. One hundred percent (100 %) of all floors must be a masonry brick or stone veneer

MF-2, Multi-Family Residential District

The purpose of the MF-2 district is to allow high density development in sectors of the community that will benefit the community by preserving and consolidating neighborhoods for the promotion of general character, safety and welfare.

Property Development Standards

1. Minimum lot area: six thousand (6,000) square feet
2. Maximum density: One dwelling unit per one thousand five hundred (1,500) square feet of lot
3. Minimum Yard Setbacks:
 - a. Front Setback: thirty-five (35) feet.
 - b. Rear Setback: twenty (20) feet.
 - c. Interior Side Setback: Residential, ten (10) feet. Non-residential, twenty-five (25) feet.
 - d. Street Side Setback: Residential, twenty (20) feet. Non-residential, twenty-five (25) feet.
4. Maximum Building Height: thirty-five (35) feet.
5. One hundred percent (100 %) of all floors must have a masonry veneer

Residential Districts								Table 3.2 Primary Residential Uses	Nonresidential Districts				
R-A	R-1	R-2	R-3	MH	D	MF-1	MF-2	Permitted Uses	B-1	B-2	B-3	M-1	M-2
	S	S	S	S	S	S	S		Bed and Breakfast Inn Facility	P	P	P	
		-	-	P			P	Boarding or Rooming House	P	P	P		
	P	P	P	P	P	P	P	Community Home					
P	P	P	P	P	P	P	P	Industrialized Home					
				P				HUD-Code Manufactured Home					
		-	-	P				Manufactured Home Park					
		-	-	P				Manufactured Home Subdivision					

		-	-			P	P	Multiple Family Dwelling	P	P	P		
P	P	P	P	P	P	P	P	Single Family Dwelling (Detached)	P	P	P		
		-	-			P	P	Two Family Dwelling (Duplex)	P	P	P		
		-	-					Mobile Home					
		-	-			P	P	Multiple Family (up to and including four family)	P	P	P		

Residential (R-1, R-2, R-3 = One dwelling unit per lot (maximum)
Duplex = Two dwelling units/building/lot (maximum)
Multi-Family (M-1, M-2) = minimum of three dwelling units/building

SECTION 3.0 CHANGES TO DEFINITIONS

Cementitious material: a blended fiber- reinforced cement product used as a masonry veneer. May also be referred to as a cementitious material.

Chord Length – the distance between where the curve starts to where it stops, not the distance along the curve, but along a straight line.

Cul-de-sac – a street with a single common ingress and egress and with a turn-around at the end.

Duplex – see “Single-Family Dwelling, Attached”.

Dwelling Unit, minimum size - the area of the structure that is covered by a single roof, whether air-conditioned or not.

Façade – That portion of any exterior elevation on the building extending from grade to parapet, wall, or eaves, and the entire width of the building elevation, which are adjacent to or front on any right of way.

HUD-Code Manufactured Home - A movable dwelling designed to be transported on the highway (either intact or in major sections) by a prime mover, which can be used as a residential dwelling either with or without a permanent foundation. A HUD-Code manufactured home is also defined as a movable manufactured home that was constructed after June 15, 1976

Industrialized Home (also called Modular Prefabricated Structure or Modular Home) - A structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.). Industrialized homes must meet all applicable local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes.

Lap Siding a type of cementitious material used as a veneer, installed in overlapping horizontal patterns, where the width of the board is no more than 18 inches wide. (see also “panel siding”)

Lot – Front Width - The minimum horizontal distance measured in a straight line between the side lot lines of a building lot, which is parallel to the front lot line and one which must touch the front building line at one point.

Lot, Rear Width - The minimum horizontal distance measured in a straight line between the side lot lines of a building lot, which is parallel to the rear lot line and one which must touch the rear building line at one point.

Masonry Veneer – nonstructural facing of brick, stone, stucco, or cementitious siding material (for example: hardiplank lap siding or comparable product) attached to a backing for the purpose of ornamentation, protection, or insulation. When using a cementitious siding material for residential dwellings, only lap siding is permitted. Panel siding is prohibited for residential developments.

Mobile Home - A movable dwelling designed to be transported on its own chassis on the highway (either intact or in major sections) by a prime mover, which is constructed with a base section so as to be independently self-supporting, and which does not require a permanent foundation for year-round living. A mobile home is also defined as any manufactured home that was constructed prior to June 15, 1976.

Multi-Family Residential - A building or group of buildings containing three or more dwelling units per building all located on one lot, designed for the occupancy of families living independently of each other.

Panel Siding - a type of cementitious material used as a veneer, installed in non-overlapping patterns, typically the dimensions of the panels are four foot by eight feet. However, different sizes maybe used. (see also “lap siding”)

Radial Lot – A lot located on a curvilinear thoroughfare or at the circular end of a cul-de-sac, where the lot lines are not parallel to each other.

Single-Family Dwelling, Attached (Duplex) - A dwelling which is joined to another dwelling at one or more sides by a party (i.e., shared) wall, which is designed for occupancy by one family on either side of the shared wall, and where the entire structure is located on a separate lot delineated by front side and rear lot lines. (see also two-family residential)

Single-Family Dwelling, Detached - A dwelling designed and constructed as a freestanding structure for occupancy by one family, and located on a lot or separate building tract having no physical connection to a building located on any other lot or tract.

Two-Family Residential - The use of a lot for two (2) dwelling units within a single structure. (see also single family dwelling, attached duplex)

SECTION 4.0 NONCONFORMING USES AND STRUCTURES

Change Chapter 9, Nonconforming Uses and Structures to amend and add the following:

9.3 Continuing Lawful Use of Property and Existence of Structures

- G. The minimum dwelling size and masonry requirements shall not apply to:
Property platted, or any residential structure existing or permitted prior to
October 28, 2003.

SECTION 5.0 SAVINGS CLAUSE

All other provisions of Zoning Ordinance No. 2001-17 of the City of Taylor, Texas shall remain in full force and effect.

SECTION 6.0 INTRODUCTION

In accordance with Article 8 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor on the 9th day of October, 2003.

PASSED, APPROVED and ADOPTED on the 28th day of October, 2003.

Donald R. Hill, Mayor

ATTEST:

Barbara S. Belz, City Clerk

ORDINANCE NO. 2003-36

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ZONING ORDINANCE NO. 2001-17, RESIDENTIAL ZONING POLICIES TO ADD SINGLE FAMILY RESIDENTIAL (R-2) AND (R-3) DISTRICTS, DUPLEX (D), MEDIUM DENSITY MF (MF-1) AND HIGH DENSITY MF (MF-2) ZONING DISTRICTS; AMEND CHAPTER 9, NONCONFORMING USES AND STRUCTURES; AND AMEND CHAPTER 11, DEFINITIONS, AND PROVIDING A SAVINGS CLAUSE

WHEREAS, the City Council of the City of Taylor, Texas, passed Ordinance 2001-17 creating and establishing a Zoning Ordinance for the City of Taylor, Texas, and

WHEREAS, the City Council is considering an amendment to the Residential Zoning Policies to add Single Family Residential (R-2) and (R-3) Districts, Duplex (D), Medium Density MF (MF-1) and High Density MF (MF-2) zoning districts; and amend Chapter 9, Nonconforming Uses and Structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0 All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2.0 That after a public hearing held by the Planning and Zoning Commission on September 9, 2003, the Planning and Zoning Commission recommended approval. The City Council held a public hearing on October 9, 2003 for the purpose of considering an amendment to Zoning Ordinance 2001-17 to add Single Family Residential (R-2) and (R-3) Districts, Duplex (D), Medium Density MF (MF-1) and High Density MF (MF-2) zoning districts and amend Chapter 11, "Definitions" as follows:

R-1, Single-Family Residential District

The purpose of this R-1 district is to provide adequate areas of town for moderate density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is 100 feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: seven thousand (7,000) square feet.

3. Minimum Front Lot Width: seventy (70) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: seventy (70) feet. Radial Lots must have a minimum chord length of 50 feet at the rear property line.
5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.
6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block
7. Minimum Yard Setback:
 - a. Front Setback: twenty-five (25) feet.
 - b. Rear Setback: ten (10) feet.
 - c. Interior Side Setback: Residential: five (5) feet. Non-residential: twenty-five (25) feet.
 - d. Street Side Setback: Residential: ten (10) feet. Non-residential: twenty-five (25) feet.
8. Minimum dwelling size: one thousand four hundred (1,400) square feet.
9. Maximum Building Height: thirty-five (35) feet.
10. A minimum of three sides of the first floor of the dwelling must have a masonry veneer. The façade must be one of the sides with the masonry veneer.

R-2, Single-Family Residential District

The purpose of this R-2 district is to provide adequate areas of town for medium density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is a minimum of 100 feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: eighty five hundred (8,500) square feet.

3. Minimum Front Lot Width: eighty five (85) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: eighty five (85) feet. Radial lots must have a minimum chord length of 50 feet at the rear property line.
5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.
6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block
7. Minimum Yard Setback:
 - a. Front Setback: twenty-five (25) feet.
 - b. Rear Setback: fifteen (15) feet.
 - c. Interior Side Setback: Residential: five (5) feet. Non-residential: twenty-five (25) feet.
 - d. Street Side Setback: Residential: fifteen (15) feet. Non-residential: twenty-five (25) feet.
8. Minimum dwelling size: one thousand seven hundred (1,700) square feet.
9. Maximum Building Height: thirty-five (35) feet.
10. A minimum of three sides the first floor of the dwelling must have a masonry veneer. The façade must be one of the sides with the masonry veneer.

R-3, Single-Family Residential District

The purpose of this R-3 district is to provide adequate areas of town for low density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is 100 feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: ten thousand (10,000) square feet.

3. Minimum Front Lot Width: one hundred (100) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: one hundred (100) feet. Radial lots must have a minimum chord length of 50 feet at the rear property line.
5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.
6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block
7. Minimum Yard Setback:
 - a. Front Setback: thirty (30) feet.
 - b. Rear Setback: fifteen (15) feet.
 - c. Interior Side Setback: Residential: ten (10) feet. Non-residential: twenty-five (25) feet.
 - d. Street Side Setback: Residential: twenty (20) feet. Non-residential: twenty-five (25) feet.
8. Minimum dwelling size: two thousand (2,000) square feet.
9. Maximum Building Height: thirty-five (35) feet.
10. A minimum of three sides the first floor of the dwelling must have a masonry veneer. The façade must be one of the sides with the masonry veneer.

D, Duplex Single-Family Residential District

The purpose of this D district is to provide areas of town with low density single family attached development, while maintaining the character and protecting the health, safety and general welfare of the community.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is 100 feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: seven thousand (7,000) square feet.

3. Minimum Front Lot Width: seventy (70) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.

4. Minimum Rear Lot Width: seventy (70) feet. Radial lots must have a minimum chord length of 50 feet at the property line.

5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.

6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block

7. Minimum Yard Setback:

a. Front Setback: twenty five (25) feet.

b. Rear Setback: ten (10) feet.

c. Interior Side Setback: Residential: five (5) feet. Non-residential: twenty-five (25) feet.

d. Street Side Setback: Residential: fifteen (15) feet. Non-residential: twenty-five (25) feet.

8. Maximum Building Height: thirty-five (35) feet.

9. A minimum of three sides the first floor of the dwelling must have a masonry veneer. The façade must be one of the sides with the masonry veneer.

MH, Manufactured Housing District

The purpose of this MH district is to provide adequate areas of town for manufactured housing development, while maintaining the character and protecting the health, safety and general welfare of the community. See "Mobile Home Parks Ordinance No. 98-5" and "Manufactured Housing Outside of Mobile Home Parks Ordinance No. 98-10" for additional requirements.

Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is a minimum of 100 feet and the minimum lot size does not fall below the minimum square footage requirement.

2. Minimum Lot Area: seven thousand (7,000) square feet.

3. Minimum Front Lot Width: seventy (70) feet. Radial Lots must have a minimum chord length of fifty (50) feet at street line.

4. Minimum Rear Lot Width: seventy (70) feet. Radial lots must have a minimum chord length of 50 feet at the rear property line.

5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.

6. Corner lots siding major thoroughfares must be a minimum of five (5) feet wider than the average interior lots in the block

7. Minimum Yard Setback:

a) Front Setback: twenty-five (25) feet.

b) Rear Setback: ten (10) feet.

c) Interior Side Setback: Residential: five (5) feet. Non-residential: twenty-five (25) feet.

d) Street Side Setback: Residential: fifteen (15) feet. Non-residential: twenty-five (25) feet.

8. Maximum Building Height: thirty-five (35) feet.

9. The façade of the structure must have a masonry veneer.

Residential Planned Development District (RPD)

The RPD district is intended to allow and encourage greater design flexibility and variety in residential planned developments.

Applicability:

The RPD district is an overlay district that modifies the standards of the underlying base district. The RPD district may only be applied in areas zoned R-1, R-2, R-3, D, MF 1, and MF 2 or any combination thereof and shall be indicated on the zoning map with the base district symbol followed by a slash and the RPD district symbol (i.e., R-2/RPD). All regulations of the underlying base district that are not in conflict with the regulations of the RPD district shall apply. In the event of conflict between the regulations of the RPD district and the underlying base district, the regulations of the RPD district shall control.

One Building Per Lot Requirement Waived

The regulation requiring a separate building site to be provided for each principal structure shall not apply within an RPD district; and such residential planned development may be considered as one building for the purpose of complying with the building site area, height, setback and other regulations of this Chapter.

Minimum Site Area

No minimum site area required

Minimum Lot Area

Zoning District	Minimum Lot Size (Square Feet)	Maximum Density (Dwelling units per square feet)
R1, R2, R3 (Single family Residential)	6,000	-
D (Duplex)	6,000	1 per 4,000 sf
MF 1 (Medium Density MF)	6,000	1 per 3,000 sf
MF 2 (High Density MF)	6,000	1 per 1,500 sf

Submittal Requirements

A site plan shall be submitted showing the following:

1. Layout: Site plan showing:

- a. the land area included within the site plan;
- b. the boundaries and dimensions;
- c. present zoning classification of the area;
- d. the adjoining properties and the present zoning classification thereof;
- e. all public and private easements and rights-of-way, both existing and proposed, within or bounding the designated area and the adjoining properties;
- f. proposed contours not to exceed one-foot intervals and necessary finished grades;
- g. the location, number of stories, and gross floor area of proposed principal buildings and accessory buildings;
- h. curb cuts, driveways, off-street parking areas, off-street loading areas, and walks;
- i. open areas to be set aside for special purposes;
- j. the location and height of proposed walls, fences, and screen planting;
- k. the types of paving or other surfacing to be used in the various areas; and
- l. other site information as may be necessary to describe completely the proposed residential planned development.

Registration of Site Plan

Upon approval by the City Commission and Planning Commission of an RPD zoning district, a copy of the site plan shall be registered with the City Manager and shall thereafter be binding upon the applicants, their heirs, successors and assigns, shall limit and control the issuance and validity of permits and certificates, and shall restrict and limit the use and operation of all land and structures within the area designated in such site plan to all conditions and limitations specified in such site plan and approval thereof.

Minor Changes to Site Plan

The City Manager may permit minor changes in the location of structures and site improvements on the site plan if:

1. such changes will not increase gross floor area, intensity or density of use;
2. reduce open space, building site area, space between buildings or ratio of off-street parking area to gross floor area; or

3. otherwise cause the site plan to fail to meet the conditions specified herein.

Amendment or Withdrawal of Site Plan

Pursuant to the same procedures and requirements by which it was approved, any site plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions of the site plan and all land and structures withdrawn from such site plan comply with all regulations established by this Ordinance.

MF-1, Multi-Family Residential District

The purpose of the MF-1 district is to allow medium density development in sectors of the community that will benefit the community by preserving and consolidating neighborhoods for the promotion of general character, safety and welfare.

Property Development Standards

1. Minimum Lot Area: six thousand (6,000) square feet.
2. Maximum density: 1 dwelling unit per three thousand (3,000) square feet of lot
3. Minimum Yard Setbacks:
 - a. Front Setback: twenty-five (25) feet.
 - b. Rear Setback: ten (10) feet.
 - c. Interior Side Setback: Residential, five (5) feet. Non-residential, twenty-five (25) feet.
 - d. Street Side Setback: Residential, ten (10) feet. Non-residential, twenty-five (25) feet.
4. Maximum Building Height: thirty-five (35) feet.
5. One hundred percent (100 %) of all floors must be a masonry brick or stone veneer

MF-2, Multi-Family Residential District

The purpose of the MF-2 district is to allow high density development in sectors of the community that will benefit the community by preserving and consolidating neighborhoods for the promotion of general character, safety and welfare.

Property Development Standards

1. Minimum lot area: six thousand (6,000) square feet
2. Maximum density: One dwelling unit per one thousand five hundred (1,500) square feet of lot
3. Minimum Yard Setbacks:
 - a. Front Setback: thirty-five (35) feet.
 - b. Rear Setback: twenty (20) feet.
 - c. Interior Side Setback: Residential, ten (10) feet. Non-residential, twenty-five (25) feet.
 - d. Street Side Setback: Residential, twenty (20) feet. Non-residential, twenty-five (25) feet.
4. Maximum Building Height: thirty-five (35) feet.
5. One hundred percent (100 %) of all floors must have a masonry veneer

Residential Districts								Table 3.2 Primary Residential Uses	Nonresidential Districts				
R-A	R-1	R-2	R-3	MH	D	MF-1	MF-2	Permitted Uses	B-1	B-2	B-3	M-1	M-2
	S	S	S	S	S	S	S		Bed and Breakfast Inn Facility	P	P	P	
		-	-	P			P	Boarding or Rooming House	P	P	P		
	P	P	P	P	P	P	P	Community Home					
P	P	P	P	P	P	P	P	Industrialized Home					
				P				HUD-Code Manufactured Home					
		-	-	P				Manufactured Home Park					
		-	-	P				Manufactured Home Subdivision					

		-	-			P	P	Multiple Family Dwelling	P	P	P		
P	P	P	P	P	P	P	P	Single Family Dwelling (Detached)	P	P	P		
		-	-			P	P	Two Family Dwelling (Duplex)	P	P	P		
		-	-					Mobile Home					
		-	-			P	P	Multiple Family (up to and including four family)	P	P	P		

Residential (R-1, R-2, R-3 = One dwelling unit per lot (maximum)
Duplex = Two dwelling units/building/lot (maximum)
Multi-Family (M-1, M-2) = minimum of three dwelling units/building

SECTION 3.0 CHANGES TO DEFINITIONS

Cementitious material: a blended fiber- reinforced cement product used as a masonry veneer. May also be referred to as a cementitious material.

Chord Length – the distance between where the curve starts to where it stops, not the distance along the curve, but along a straight line.

Cul-de-sac – a street with a single common ingress and egress and with a turn-around at the end.

Duplex – see “Single-Family Dwelling, Attached”.

Dwelling Unit, minimum size - the area of the structure that is covered by a single roof, whether air-conditioned or not.

Façade – That portion of any exterior elevation on the building extending from grade to parapet, wall, or eaves, and the entire width of the building elevation, which are adjacent to or front on any right of way.

HUD-Code Manufactured Home - A movable dwelling designed to be transported on the highway (either intact or in major sections) by a prime mover, which can be used as a residential dwelling either with or without a permanent foundation. A HUD-Code manufactured home is also defined as a movable manufactured home that was constructed after June 15, 1976

Industrialized Home (also called Modular Prefabricated Structure or Modular Home) - A structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.). Industrialized homes must meet all applicable local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes.

Lap Siding a type of cementitious material used as a veneer, installed in overlapping horizontal patterns, where the width of the board is no more than 18 inches wide. (see also “panel siding”)

Lot – Front Width - The minimum horizontal distance measured in a straight line between the side lot lines of a building lot, which is parallel to the front lot line and one which must touch the front building line at one point.

Lot, Rear Width - The minimum horizontal distance measured in a straight line between the side lot lines of a building lot, which is parallel to the rear lot line and one which must touch the rear building line at one point.

Masonry Veneer – nonstructural facing of brick, stone, stucco, or cementitious siding material (for example: hardiplank lap siding or comparable product) attached to a backing for the purpose of ornamentation, protection, or insulation. When using a cementitious siding material for residential dwellings, only lap siding is permitted. Panel siding is prohibited for residential developments.

Mobile Home - A movable dwelling designed to be transported on its own chassis on the highway (either intact or in major sections) by a prime mover, which is constructed with a base section so as to be independently self-supporting, and which does not require a permanent foundation for year-round living. A mobile home is also defined as any manufactured home that was constructed prior to June 15, 1976.

Multi-Family Residential - A building or group of buildings containing three or more dwelling units per building all located on one lot, designed for the occupancy of families living independently of each other.

Panel Siding - a type of cementitious material used as a veneer, installed in non-overlapping patterns, typically the dimensions of the panels are four foot by eight feet. However, different sizes maybe used. (see also “lap siding”)

Radial Lot – A lot located on a curvilinear thoroughfare or at the circular end of a cul-de-sac, where the lot lines are not parallel to each other.

Single-Family Dwelling, Attached (Duplex) - A dwelling which is joined to another dwelling at one or more sides by a party (i.e., shared) wall, which is designed for occupancy by one family on either side of the shared wall, and where the entire structure is located on a separate lot delineated by front side and rear lot lines. (see also two-family residential)

Single-Family Dwelling, Detached - A dwelling designed and constructed as a freestanding structure for occupancy by one family, and located on a lot or separate building tract having no physical connection to a building located on any other lot or tract.

Two-Family Residential - The use of a lot for two (2) dwelling units within a single structure. (see also single family dwelling, attached duplex)

SECTION 4.0 NONCONFORMING USES AND STRUCTURES

Change Chapter 9, Nonconforming Uses and Structures to amend and add the following:

9.3 Continuing Lawful Use of Property and Existence of Structures

- G. The minimum dwelling size and masonry requirements shall not apply to:
Property platted, or any residential structure existing or permitted prior to
October 28, 2003.

SECTION 5.0 SAVINGS CLAUSE

All other provisions of Zoning Ordinance No. 2001-17 of the City of Taylor, Texas shall remain in full force and effect.

SECTION 6.0 INTRODUCTION

In accordance with Article 8 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor on the 9th day of October, 2003.

PASSED, APPROVED and ADOPTED on the 28th day of October, 2003.

Donald R. Hill, Mayor

ATTEST:

Barbara S. Belz, City Clerk