

SECTION 17-7. "R-18" SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

(a) **Use Regulations:** A building or premise 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.
- (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 of Lewisville Animal Control Ordinances.
- (6) Real estate sales offices during the development of residential subdivisions, but not to exceed two (2) 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 incident 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 Ordinance.
- (10) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than sixty (60) feet from the front lot line nor less than five (5) feet from any side or rear lot line and in the case of corner lots not less than the distance required for residences from side streets. A garage or servants' quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (11) A carport shall be permitted provided that such carport is not located in a required front or side yard, not less than five (5) feet from the rear property line, and fully open on the entrance side.

(b) **Height Regulations:** No building shall exceed thirty-five (35) feet or two and one-half (2-1/2) stories in height.

(c) **Area Regulations:**

(1) **Size of Yards:**

- a. **Front Yard:** There shall be a front yard having a depth of not less than thirty-five (35) 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 (10%) of the lot width. A side yard adjacent to a side street shall not be less than fifteen (15) feet. No side yard for allowable non-residential uses shall be less than twenty-five (25) feet. In no case shall the minimum side yard setback be less than ten (10) feet.
- c. **Rear Yard:** There shall be a rear yard having a depth of not less than thirty-five (35) feet.

(2) **Size of Lot:**

- a. **Lot Area:** No building shall be constructed on any lot of less than eighteen thousand (18,000) square feet.

- b. **Lot Width**: The minimum width of the lot shall not be less than one hundred (100) feet at the required front and rear building setback lines. The minimum width at the front property line shall be fifty (50) feet.
 - c. **[Exception]**: Where a lot having less area or width 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 two thousand four hundred (2,400) square feet, exclusive of garages, breezeways and porches.
- (4) **Lot Coverage**: In no case shall more than twenty-five percent (25%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.