

SECTION 17-14. "TH" TOWNHOUSE RESIDENTIAL DISTRICT REGULATIONS

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

- (1) Single-family attached dwelling units, provided that no more than nine (9) dwelling units are attached in one continuous row or group, and provided that no dwelling unit is constructed above another dwelling unit.
- (2) Single-family detached dwelling units.
- (3) Church worship facilities.
- (4) Buildings and uses owned or operated by public governmental agencies.
- (5) Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (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:** Attached living units shall not exceed forty-eight (48) feet or three (3) stories in height. All other detached buildings, including detached living units, shall not exceed thirty-five (35) feet or two and one-half (2-1/2) stories in height, except where otherwise regulated within this Ordinance.

(c) **Area Regulations:**

(1) **Size of Yards:**

- a. **Front Yard:** There shall be a front yard having a required depth of not less than twenty-five (25) feet; except where entrance to the automobile parking area is provided from an alley in the rear of the house in which case the minimum front yard shall be twenty (20) feet. Where lots have double frontage, running through from one street to another, the required twenty-five (25) foot front yard shall be provided on both streets.
- b. **Side Yard:** There shall be a side yard on each side of a continuous row or group of dwellings of not less than ten (10) feet. Detached units shall have a side yard on each side of the lot of not less than six and one-half (6-1/2) feet. 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.
- c. **Rear Yard:** There shall be a rear yard having a depth of not less than twenty (20) feet if there is no rear entry from an alley, and a depth of not less than twenty-five (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 less than two thousand (2,000) square feet, or equivalent thereof, per dwelling unit, except that detached units shall be constructed on lots which are a minimum of five thousand (5,000) square feet per lot.
- b. **Lot Width:** The width of a lot shall not be less than twenty (20) feet at any point, except that lots for detached units shall have a lot width of not less than fifty (50) feet at the front and rear building lines, and forty (40) feet at the front property line.
- c. **Lot Depth:** The depth of a lot shall not be less than one hundred (100) feet at any point.

(3) **Minimum Dwelling Size:** The minimum floor area of any dwelling unit, attached or detached, shall be one thousand four hundred and fifty (1,450) square feet, exclusive of any garages, breezeways and porches.

(4) **Lot Coverage:** In no case shall more than seventy percent (70%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.