

## **SECTION 17-14.5. "TH-2" TOWNHOUSE TWO 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)** Real estate sales offices during the development of residential subdivisions, but not to exceed two (2) years.
- (6)** Schools, private, with full curriculum accredited by the State of Texas equivalent to that of a public elementary or high school.
- (7)** Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (8)** 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.
- (9)** 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.
- (10)** 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 is 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 seventeen and one-half (17.5) feet, except that the garage shall be set back a minimum of twenty (20) feet to be used for driveway and additional onsite parking. Where entrance to the garage is provided from an alley or easement in the rear, the minimum front yard shall be five (5) feet.
- b. Side Yard:** There shall be a side yard on each side of a continuous row or group of dwellings, or on each side of a detached dwelling, of not less than six and one-half (6.5) feet. A side yard adjacent to a side street shall not be less than ten (10) 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 required depth of not less than five (5) feet if there is no rear entry for parking from an alley or easement. Where the entrance to the garage is provided from an easement serving a row of attached dwelling units, the minimum rear setback shall be seventeen and one-half (17.5) feet. Where the entrance to the garage is provided from an alley, the minimum setback shall be seventeen and one-half (17.5) feet, except that the garage shall be set back a minimum of twenty (20) feet to be used for driveway and additional onsite parking.

(2) **Size of Lot:**

- a. **Lot Area:** No building shall be constructed on any lot less than seventeen hundred (1,700) square feet 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 seventy-five (75) feet at any point.

(3) **Minimum Dwelling Size:** The minimum floor area of any dwelling unit, attached or detached, shall be twelve hundred (1,200) 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.