

SECTION 14.02.045 — R-5 SINGLE FAMILY SMALLER FOOTPRINT HOUSING

- 22) Purpose The R-5 Small-Footprint Residential District is established to provide for a diverse range of housing opportunities through the development of smaller-footprint residential dwellings on appropriately sized lots. The district is intended to encourage attainable homeownership, efficient use of land and infrastructure, and compatible residential development while maintaining standards that protect public health, safety, neighborhood character, and surrounding property values.
- 23) Permitted Uses:
- a) Uses permitted in the R-5 District are those identified in the Schedule of Uses in Appendix A of this Article.
 - b) No short-term rentals will be allowed in perpetuity in R-5.
- 24) A use not expressly authorized as a permitted use is prohibited unless the use is authorized in accordance with Section 14.02.107, New and Unlisted Uses.
- 25) Specific Use Permits
- 26) Certain uses may be appropriate within the R-5 District but, because of their nature unusual characteristics, require additional review and regulation.
- 27) For uses identified as eligible for a Specific Use Permit in Appendix A:
- a. The Planning and Zoning Commission shall conduct a public hearing and forward its recommendation to the City Council.
 - b. The City Council shall conduct a public hearing before considering the Specific Use Permit.
 - c. The City Council may approve and issue a Specific Use Permit subject to reasonable and appropriate conditions and safeguards.
- a) Operational & Environmental Conditions
 - i) Hours of operation: Restricting the times a business or facility can be open or active.
 - ii) Noise and lighting limits: Controlling exterior sound levels, speaker use, and the orientation or glare of security and parking lot lighting.
 - iii) Time limits or expiration: Setting a specific end date for the permit or requiring periodic renewals to evaluate continued compliance.
 - iv) Specific activities allowed: Explicitly barring certain secondary activities while permitting the primary use
 - b) Site Design & Physical Layout
 - i) Setbacks and building height: Enforcing stricter limits on how close a structure can be to property lines or how tall it can grow compared to baseline zoning.
 - ii) Landscaping and buffering: Requiring specific trees, shrubs, living screens, or decorative masonry walls to buffer adjacent residential zones.
 - iii) Architectural standards: Dictating exterior facade materials, color palettes, or building design compatibility.
 - iv) Signage restrictions: Limiting the size, height, placement, or illuminated elements of on-site signs.
 - c) Infrastructure & Traffic

- i) Parking and loading requirements: Mandating increased off-street parking ratios, dedicated delivery spaces, or paved parking surfaces.
- (1) Access and circulation: Controlling driveway placement, inter-parcel access, or requiring traffic impact mitigations like turning lanes.
- ii) Public improvements: Requiring the developer to install or upgrade adjacent sidewalks, curbs, gutters, or drainage facilities.

28) Development Standards

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- a) Minimum Lot Size: 2500 sqft
- b) Minimum Lot Width: N/A
- c) Minimum Lot Depth: N/A
- d) Minimum Front Yard Set Back: 25ft
- e) Minimum Front Yard Set Back on Major Street: 25ft
- f) Minimum Side Yard Set Back: 7ft
- g) Corner Lot Set Back for Side & Front: Follow 20' Sight Visibility Triangle
- h) Minimum Rear Yard Setback: 10ft
- i) Maximum Stories: 1
- j) Maximum Height of Structure: 25ft
- k) Maximum Lot Coverage: 40%
- l) Minimum Living Area Excluding Garage, Patios, Porches: 450sqft

30) Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.

- a) Parking shall be contained in a single car driveway allowing for landscaping and yard space between the driveway and property boundary.

31) D. Sales Displays

32) Garage sales are permitted in accordance with this Code of Ordinances.

33) Except as provided below, a person may not display or permit the display for sale or lease, at one time on a lot, of:

- a. A motor vehicle;
- b. A boat or vessel subject to registration under Texas Parks and Wildlife Code Chapter 31; or
- c. A camper shell designed for use on a motor vehicle, unless the item is owned by the actual occupant of the premises.

34) No more than two of the items listed in Subsection F.2, in any combination, may be displayed on a lot at one time.

35) Accessory Buildings and Carports

36) Detached accessory buildings shall be located within the rear portion of the lot.

37) An accessory building may not exceed one story in height.

38) Except as provided in Subsection G.4, an accessory building may not be located:

- a. Within 3 feet of the principal building;
- b. Within 4 feet of a side lot line;

- c. Within 5 feet of a rear lot line; or
- d. Within 10 feet of a side street.

39) A detached accessory structure containing 50 square feet or less may be located anywhere within the rear half of the lot.