

14.02-007 Wolf City Housing District Overlay

a. The Wolf City Housing District is intended to encourage the continued vitality of older residential areas of the city; to promote the development of a Workforce Housing. Workforce housing is necessary because the cost of living — especially housing — has skyrocketed in recent years. As a result, essential employees aren't able to live near their workplace. This Overlay district will maintain a desirable residential environment and scale, promote infill development of compatible residential scale.

(b). District Confines. The confines of the Wolf City Housing District shall be defined as follows:

Starting at the Intersection of Elm St and Austin Road, continue along Elm St to the City Boundary 1 block past Elm St and Summit View intersection (or Elm and Fourth Street). Turn Right to follow the City Limit Boundary to Bailey St and follow City Limit Boundary just past 807 Webster. Continue to follow the City Limit Boundary past Crockett St to 32.226814, -97.50636 where you follow the property line to Third St and Joing S. State Highway 144 (Austin Rd.) Turn North and follow Austin Rd back to start. See Map

Application:

(a) The Wolf City Housing District standards apply to the following:

- a. Development of any land for which there is not improvement at the time of construction.
- b. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
- c. Any new construction on a lot that provides for an increase that is equal to or greater than fifty (50) of the lot or tract that is covered by a permanent structure(s).

(b) Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.

Special Requirements:

(A) Orientation and scale of primary structures:

- a. Primary Orientation: Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.

(B) Lot Sizes, Building Sizing

- a. Square footage of the primary building shall be no more than 1/2 of the lot size if the lot size is less than .09 acres. For example a lot size of .05 Acres (2178sqft) shall have the primary building no larger than 1089sqft. Lot sizes over .091 acres shall have primary buildings no larger than 1/3 of the lot size.

(C) Tiny Homes

- a. Tiny Homes must be built on permeant foundation and connected to city utilities for water and sewer.

- b. The Tiny Home may not be more than 400sqft on a lot size of at least 500sqft.
- c. Tiny Home must have working toilet, running water, tub or shower.
- d. Floor area square footage must be at least 150sqft with ceiling heights of 7ft.
- e. Multiple Tiny Homes may be built on one providing it meets all setback requirements of the underlying zone.

(D) Manufactured Homes (Mobile Homes)

- a. In addition to the requirements within the districts where such uses are permitted, the following requirements shall be complied with.
- b. *Age limit.* No manufactured home more than five years of age may be located in the city except that an older manufactured home may be permitted with a specific use permit in the Wolf City Housing Overlay District under the following conditions:
 - i. The manufactured home has a minimum building floor space of 1,000 square feet;
 - ii. The manufactured home meets or exceeds the minimum requirements of the city's Electrical Code and Plumbing Code; and
 - iii. The age of a manufactured home shall be determined from the completion/inspection date indicated on the identification plate on the manufactured home.
 - iv. *Skirting.* All manufactured homes shall have foundation skirting around the entire unit and shall cover the entire area between the bottom of the unit and the ground. The skirting shall be of material and color consistent with the exterior of the manufactured home. The skirting shall be properly maintained.
 - v. *Additional requirements.* All manufactured homes, including existing structures, shall be required to meet all federal, state and local government requirements relating to manufactured homes.

(E) Building Design Specifications

- a. *Boarded-up windows.* Boarded-up windows of a building façade that fronts on a street are prohibited, except as follows:
 - i. Buildings that have been determined to be unrepairable and tagged accordingly by inspection services.
 - ii. Time of compliance:
 - 1. Existing buildings with boarded-up windows on the first floor will have six months from the effective date of this division to comply with the regulations herein.
 - 2. Existing buildings with boarded-up windows along Elm Avenue and Bridge Street will have 24 months from the effective date of this division to comply with the regulations herein.
 - 3. Nothing in this section shall preempt enforcement of any city ordinance or state law with respect to the regulation of unsafe structures.

- iii. *Exterior Building Materials:* Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
- iv. New designs should draw upon the traditions of historic styles and designs in the community but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.
- b. Sidewalks shall be a minimum of eight feet in width or the width of the adjacent existing sidewalk if the width is greater than eight feet.
- c. Outside Lighting shall be designed to be sensitive to "dark sky" principles to protect and preserve the nighttime environment through the use of outdoor lighting fixtures that minimize light pollution.
- d. Fencing
 - i. The use of barbed wire and/or razor wire fencing is prohibited.

(F) Prohibited Uses

- a. Short Term Rentals
- b. Bed and Breakfast Accommodations
- c. Cabins
- d. Industrialized Housing
- e. Private Street Development