

§ 14.05.001. Residential district standards.

Except as specifically provided elsewhere in this chapter, dwelling height and building density shall be not more than, and yards and lot size shall not be less than are specified in the table below for the type of use in the district in which such use is located.

- (1) Residential district regulations. Development in residential districts shall conform to the following regulations.

Development Standard							
	RH	AO	R1	MF	RG	MHP	MHS
Minimum Lot Area (sq. ft.) (Note 1)							
Single-family unit	2,860	22,500	6,000		—	—	—
Two-family unit	—	—	—	6,600	—	—	
Gardenhome unit	—	—	—	5,500	—	—	
Multifamily project or group home	—	—	—	7000	—	—	
Manufactured home	—	—	—	—	4,600	4,600	
Mobile home	—	—	—	—	4,600	4,600	
Minimum Lot Dimensions (width in feet)							
Single-family unit	26	150	50			—	
Two-family unit	—	—	—	60		—	—
Gardenhome unit	—	—	—	—	50	—	—
				—			
Multifamily project or group home	—	150	5	60		—	
Manufactured home	—	—	—	—		40	
Mobile home	—	—	—	—		—	40
Minimum Front Yard (feet) (See Note 2)	20	40	20	20	15	20	20
Minimum Side Yard (feet)							
One side yard (minimum)	0	15	5	5	0	20	5
The other side yard (minimum)	0	15	5		5	20	5
Corner lot—Side yard adjacent to side street (See Note 5)	5	15	5	5	5	20	10

Development Standard							
	RH	AO	R1	MF	RG	MHP	MHS
Minimum Rear Yard (feet) (See Note 4)	15	20	15	15	5/sing 15/mul	20	20
Maximum Height							
In feet	40	35	35	35	35		—
In stories	3	2 1/2	2 1/2	2 1/2	2 1/2		—

NOTES:

- [1] Additional lot area may be required in circumstances where disposal of septic wastewater will be discharged through on-site waste treatment facilities (including septic systems) in order to meet the requirements of the city's Code of Ordinances.
- [2] Single-family and two-family units require a minimum 20-foot front yard; multifamily residential and group living structures require a minimum 20-foot front yard; zero lot line and gardenhome units require a minimum 15-foot front yard, except on arterial streets, where the minimum front yard shall be 20 feet. Lots which front on cul-de-sac streets and which are contiguous to lots which do not front onto cul-de-sac streets shall have their front yard measured from where they would normally be measured if the street did not terminate in a cul-de-sac but continued on its course. All other lots which front onto cul-de-sac streets shall have their front yard set back the same distance from the sidewalk or curb as established for those lots which front on cul-de-sac streets and which are contiguous to lots which do not front onto cul-de-sac streets. In no event, however, shall any residence have less than a fifteen-foot front yard setback, and in no event shall a residential garage have less than a twenty-foot front setback.
- [3] Single-family and two-family units generally require a minimum 5-foot side yard on both sides; apartment dwelling units or group homes require a minimum 10-foot side yard on both sides; see section 14.03.003, subsection (f), for side separation standards required of gardenhome units.
- [4] Single-family units and two-family units require a minimum 15-foot rear yard. Multifamily residential and group living structures require a minimum 15-foot rear yard. A one-story wing or extension may be built to within five (5) feet of the rear lot line. However, if access to a garage or one-story carport is from an alley or access easement, the minimum setback shall be twenty (20) feet for garages, or five (5) feet for one-story carports not having solid side walls. Setback shall be measured from the property line if from an alley and/or from the easement line if from an access easement. See section 14.03.003, subsection (f), for rear yard separation standards required of gardenhome units.
- [5] In all residential zones including RH, on corner lots the minimum side yard adjacent to the street shall be five (5) feet, except on corner lots on a thoroughfare which shall be ten (10) feet. Provided further, that in no case, shall a garage fronting onto a street be within twenty (20) feet of the front of the curb.

(2) Additional standards for zero lot line dwellings.

- (A) Development of a zero lot line dwelling shall occur only on a lot that has been specifically platted in accordance with the provisions of the city subdivision ordinance to accommodate such a use.

(B) See section 14.03.003(f).

- (3) Yard requirements along district boundaries. Whenever a block face is intersected by a district boundary, all lots fronting on that block face shall conform with the minimum front yard requirements of the most restrictive district found on that block face.
- (4) Yard requirements for accessory structures. See section 14.04.001: Accessory uses and structures.
- (5) Yard determination by city administrator. Where a lot does not conform to typical lot and block configuration, the city administrator shall determine which lot lines shall be considered front, side and rear lot lines. In making this determination, the city administrator shall take into consideration the pattern of adjacent lots, as well as the frontage of lots across an intervening street. Building orientation or address shall not determine yard requirements.
- (6) Additional standards for front and side yards.
- (A) Where on the effective date of this chapter 35% or more of a block face between intersecting streets is developed with buildings which have observed, with a variation of five feet or less, a front yard greater or lesser than required by this section, new buildings shall not be erected closer to the street right-of-way than the building line so established by those existing buildings. This regulation shall not be interpreted as requiring a minimum front yard of more than 50 feet.
- (B) Where a building line is shown on a plat recorded with the Lubbock County clerk, and such building line provides a front yard and/or side yard greater than required by this section and is part of a comprehensive plan for orderly development of a subdivision with either a uniform or staggered building line, no building shall be located more than 5 feet closer to the street right-of-way than the building line established on the plat, as long as other minimum setback standards of this section are met.
- (C) For all uses in residential districts and for residential uses in any district, on a corner lot where another lot abutting the rear of that corner fronts onto a side street, there shall be a front yard required on all streetside boundaries of that corner lot. The minimum front yard required along streetside boundaries (of such corner lots) shall be equal to that minimally required on the interior lot which immediately adjoins each respective required front yard on the corner lot. For the purpose of this subsection, any separation by an alley, utility-owned right-of-way, watercourse or other drainage feature with a minimum width of 10 feet shall cause nearby lots to not be abutting.

(Ordinance adopted 3/21/2022)