
**§ 155.44 LOTS OTHER THAN SINGLE-FAMILY RESIDENTIAL AND SINGLE-FAMILY RESIDENTIAL
LOTS SMALLER THAN 12,000 SQUARE FEET.**

- (A) The minimum lot area, dimensions, building setbacks and side yard requirements for other than single-family residential use, and for lots smaller than 12,000 square feet, will be considered on an individual basis based on the ability of the existing and proposed street system to handle the traffic generated, availability of water and wastewater service, capability of providing adequate fire protection, and provision of off-street parking facilities. The subdivider shall submit a site plan showing building location, building separation, off-street parking and such other details as may be required to adequately evaluate the proposed subdivision.
- (B) All streets, whether public or private, shall be constructed according to the *Specification for Paving and Drainage Improvements of Hays County, Texas*. Three complete sets of plans, specifications and contract documents for all street and drainage improvements and the engineer's cost estimate shall be submitted with the final subdivision plat. The plans shall show such features as typical roadway sections, plan and profile or other satisfactory description of the proposed improvements, and the location, size, length, slope and hydrological and hydraulic calculations for culverts and other drainage facilities.

(Ord. 85-12C, 3-6-2007)