

§ 155.43 - SINGLE-FAMILY RESIDENTIAL LOTS.

- (A)

General layout. The shape and orientation of lots shall be appropriate to the topographic features of the site. Side lot lines shall be substantially at right angles to straight streets and radial to curved streets. Corner lots shall have sufficient width to provide appropriate building setbacks from and orientation to both streets. Each lot shall front on a platted public or private street.

- (B)

Lot area and dimensions. The area, depth and width of lots shall be appropriate for the existing neighborhood and for the type of development and use contemplated.

- (1)

Where individual septic tank and tile fields or absorption beds are used and water service from a state-approved public water supply is not available, the minimum lot size shall be one acre. The average width of each lot in such case shall be 150 feet.

- (2)

Where individual septic tanks and tile fields or absorption beds are used and where water service from a state-approved public water supply is furnished, the minimum lot area shall be 20,000 square feet. The average width of each lot in such case shall be 100 feet.

- (3)

Where wastewater facilities connected to a state-approved wastewater treatment plant are provided and water service from a state-approved public water supply is furnished, the minimum lot area shall be 12,000 square feet and the average width of each lot shall be 80 feet.

- (C)

Building setback lines. Minimum front setback lines and side setback lines at street intersections shall be shown on the plat and shall conform to the restrictions, if any, imposed on the subdivision by the subdivider. In no event shall the front building setback be less than 25 feet, and the side building setback at street intersections shall not be less than 15 feet.

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

- § 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 a 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)