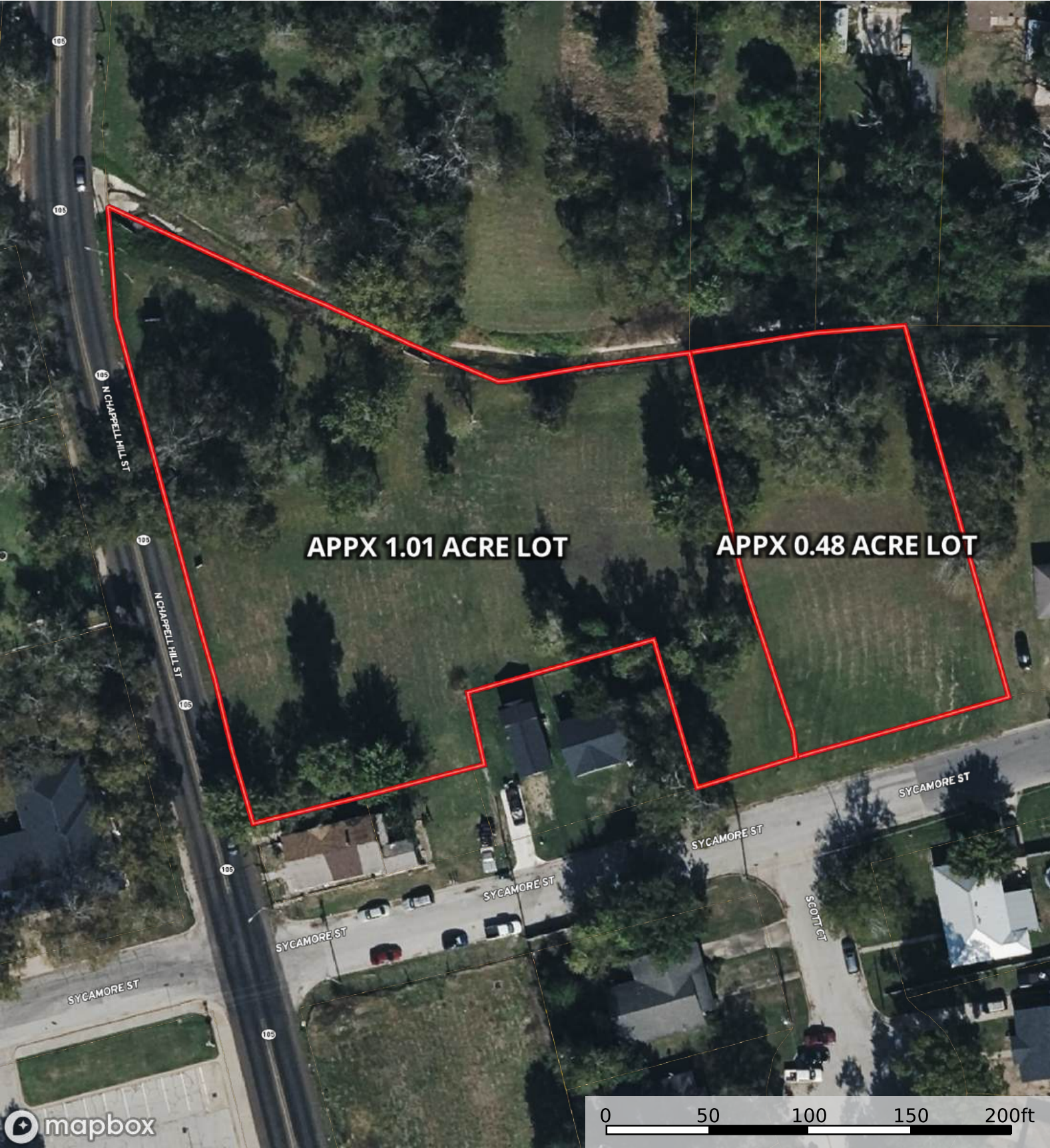




Boundary



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

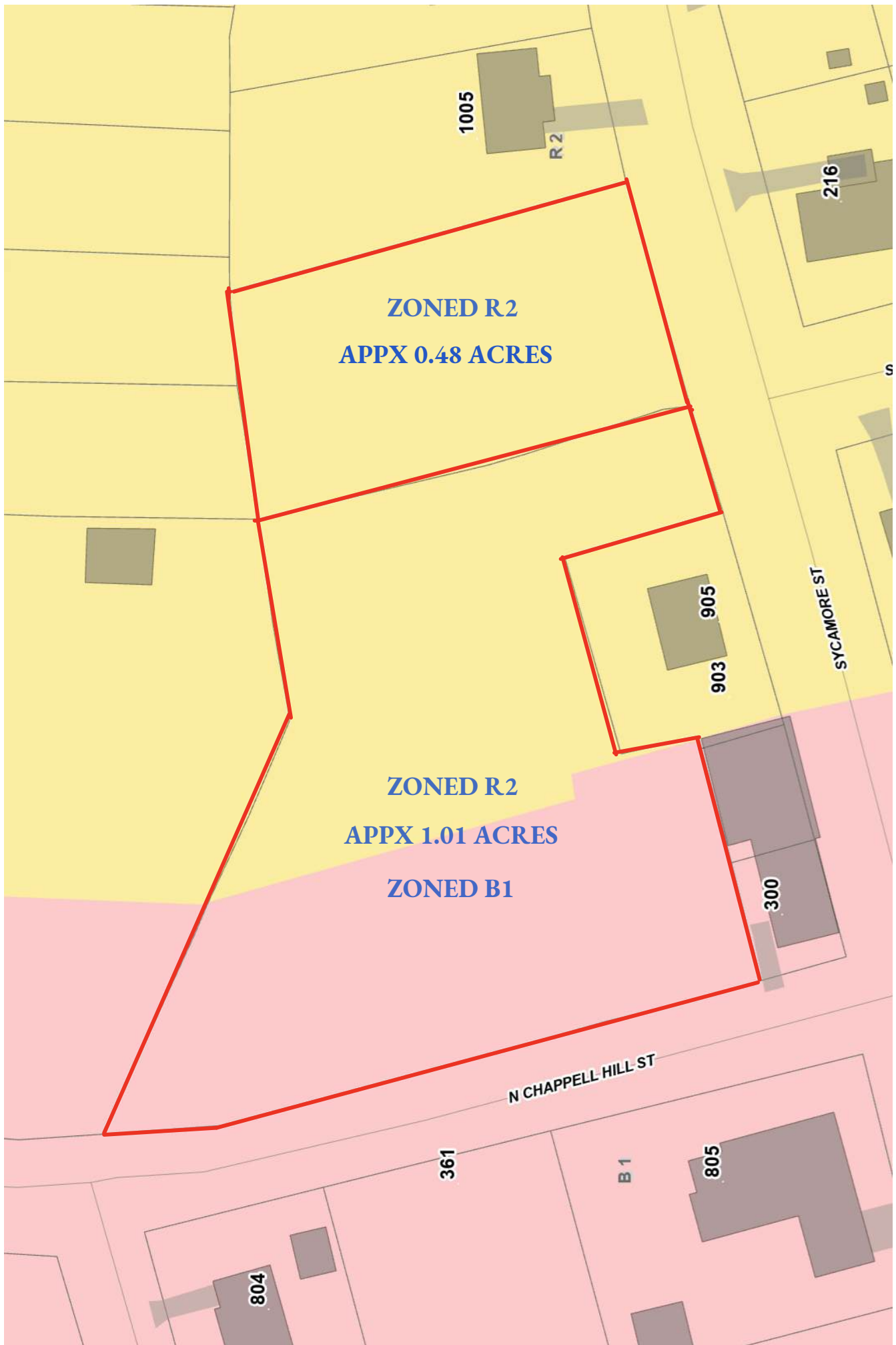
Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Market Realty, Inc.	462379	agents@marketrealty.com	979.836.9600
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Susan S. Kiel	558624	burton@marketrealty.com	979.251.4078
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gabri R. Means	779479	gabrimmeans@gmail.com	979.277.8687
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



ZONED R2
APPX 0.48 ACRES

ZONED R2
APPX 1.01 ACRES
ZONED B1

N CHAPPELL HILL ST

SYCAMORE ST

1005

R 2

216

905

903

300

805

B 1

361

804

- [1] *In the event that new development is adjacent to a use that falls within a different use category, a buffer yard shall be added to the applicable yard regulations (Part II, Division 1, Section 12, Table 3).*

(Sec. 2.1.06) **Parking and loading regulations:**

- (a) Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Part II, Division 1, Section 15 and Section 16 of the Zoning Ordinance.

(Sec. 2.1.07) **Screening and fencing regulations:**

- (a) As provided in Part II, Division 1, Section 12 and Section 13 of the Zoning Ordinance.

(Ordinance adopted 4/17/97, sec. 2; Ordinance adopted 4/1/99, sec. 1; Ordinance O-12-14, sec. 2, adopted 6/21/12; Ordinance O-19-012, sec. 8, adopted 3/7/19)

Sec. 3. B-1 Local Business/Residential Mixed Use District

(Sec. 3.01) **Purpose.** The B-1 Local Business/Residential Mixed Use District is established as a medium density, mixed use district in order to provide convenient locations for neighborhood shopping and for affordable moderate density multifamily housing with easy access to transportation routes and neighborhood shopping. To ensure compatibility of diverse uses within the district, development shall conform to applicable performance standards as set forth in this chapter, part II, division 1.

(Sec. 3.02) **Permitted uses:**

(Residential uses)

- (1) Accessory dwelling units.
- (2) Any permitted use in R-2.
- (3) Bed and breakfast house.
- (4) Boarding and lodging houses.
- (5) Multifamily development, including dormitories for students and fraternity or sorority houses on a development site of two (2) acres or more.

(Nonresidential uses)

- (1) Amusement, entertainment and fitness facilities, including bowling alleys, cinemas, health clubs, outdoor amusement, pool halls and private swim, tennis or similar clubs.
- (2) Automobile parts sales, new or rebuilt (over the counter).
- (3) Automobile parking lots (commercial).
- (4) Bakeries, retail sales only.
- (5) Banks, thrifts and similar financial institutions.
- (6) Bowling alleys, and other similar places of entertainment or amusement.
- (7) Churches and other institutions of a religious, educational, charitable or philanthropic nature, but not a penal or mental institution.
- (8) Cinemas and theaters for the performing arts.
- (9) Clinics limited to outpatient care.

- (10) Dancing or music academies.
- (11) Florist shops or greenhouses.
- (12) Frozen food lockers, for individual or family use.
- (13) Hotels and motels.
- (14) Laundries, self-service.
- (15) Mortuaries.
- (16) Pet shops, retail.
- (17) Offices and office buildings, including, but not limited to, medical offices and office buildings.
- (18) Personal service uses including barbershops, beauty parlors, photographic or artist studios, messengers, taxicabs, newspaper or telegraphic service stations, dry cleaning and pressing, dressmaking, tailoring, shoe repairing, repair of household appliances, bicycles and lawnmowers, catering, restaurants, and other personal service uses of a similar character.
- (19) Retail stores, general sales and service, and other local business uses supplying the everyday shopping needs of immediate neighborhood and subject to the following conditions:
 - (a) That it be conducted wholly within an enclosed building.
 - (b) That required yards not be used for display, sale or storage of merchandise, except as provided by specific use permit in the B-1 District.
 - (c) That required yards not be used for the storage of vehicles, equipment, containers or waste material.
 - (d) That all merchandise be sold on or from the premises to retail customers.
- (20) Restaurants and cafeterias with or without drive-through or drive-in service.
- (21) Shopping centers less than three (3) acres.
- (22) Public facility entry monument sign as provided in Chapter **21**, Signs, of the Code of Ordinances, City of Brenham, Texas.
- (23) Upholstering shops, not involving furniture manufacturing.
- (24) Accessory buildings and uses customarily incident to any of the above uses, provided that such uses meet applicable performance standards as set forth in part II, division 1 of this ordinance.

(Sec. 3.03) **Specific uses:**

- (1) Automobile service stations, including quick-lubes and windshield repair shops.
- (2) Automobile (car) wash.
- (3) Automobile detail shop.
- (4) Any extension or enlargement of floor area occupied by a legally existing nonconforming use, provided that said enlargement does not include an increase in the land area that is occupied at the time of the effective date of this ordinance.
- (5) Educational institutions (private):
 - (a) Licensed kindergartens/nursery schools.
 - (b) Accredited elementary and secondary schools.
 - (c) Colleges and universities.

- (d) Business and trade schools.
- (6) Food truck park.
- (7) Hospitals, acute or chronic care or nursing and convalescent homes or medical clinics and assisted living facilities.
- (8) Open (outdoor) display or storage of retail merchandise as an accessory use to uses permitted in the B-1 District.
- (9) Private clubs on a site of three (3) acres or more.
- (10) Radio broadcasting towers and stations.
- (11) Retirement villages with site areas of two (2) acres or more.
- (12) Shopping centers, retail stores, general sales and services on a site of three (3) acres or more.

(Sec. 3.04) **Height regulations:**

- (1) No building shall exceed forty-five (45) feet or three (3) stories in height.
- (2) Broadcasting and communication towers shall be limited to one hundred fifty (150) feet in height.

(Sec. 3.05) **Area regulations:**

[1]

(1) **Residential uses:**

- (a) **Size of yards:** Same as district “R-2.”
- (b) **Size of lots:** Same as “R-2.”

(2) **Nonresidential uses:**

(a) **Size of yards:**

- (i) **Front yards:** There shall be a front yard having a minimum depth of twenty-five (25) feet.
- (ii) **Side yard:** A side yard of not less than fifteen (15) feet in width shall be provided on the side of a lot adjoining a side street. Otherwise, no side yard is required, except as required for bufferyards.
- (iii) **Rear yard:** A rear yard of not less than ten (10) feet in depth shall be provided, except as required for buffer yards.

(b) **Size of lot:**

- (i) **Lot area:** No nonresidential building shall be constructed on any lot of less than five thousand (5,000) square feet.
- (ii) **Lot width:** The width of the lot shall not be less than fifty (50) feet at the front building line nor shall its average width be less than fifty (50) feet.
- (iii) **Lot depth:** The average depth of the lot shall not be less than one hundred (100) feet.

(iv) **Legally existing nonconforming lots:** Where lots having less area, width, and/or depth than herein required existed in separate ownership upon the effective date of this ordinance, the above regulations shall not prohibit the erection of a nonresidential building thereon, provided the applicable setbacks as provided above shall be maintained.

(c) **Lot coverage:** In no case shall more than eighty (80) percent of the total lot area be covered by the combined area of the main buildings, and accessory buildings and other impervious surfaces.

[1] *In the event that new development is adjacent to a use that falls within a difference use category, a bufferyard shall be added to the applicable yard regulations (Part II, Division 1, Section 12, Table 3).*

(Sec. 3.06) **Parking and loading regulations.** Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in part II, division 1, section 15 and section 16 of this ordinance.

(Sec. 3.07) **Screening and fencing regulations.** As provided in part II, division 1, section 12 and section 13 of this ordinance.

(Ordinance adopted 10/3/96, sec. 3; Ordinance adopted 4/17/97, sec. 2; Ordinance O-19-012, sec. 9, adopted 3/7/19; Ordinance O-19-018, sec. 1, adopted 6/20/19; Ordinance O-21-018, sec. 2, adopted 9/2/21; Ordinance O-21-030 adopted 11/4/21)

Sec. 4. B-2 Commercial, Research and Technology District

(Sec. 4.01) **Purpose.** The B-2 District is established as a mixed use district to preserve and to protect appropriate locations for existing light industry. It is also designed to include new high-tech commercial uses such as technical laboratories, computer centers, engineering/operations and research facilities that will benefit from direct access and/or close proximity to highway routes, while providing safe and convenient locations for multifamily uses through the strict enforcement of performance standards.

(Sec. 4.02) **Permitted uses:**

(Residential uses)

- (1) Multifamily, including dormitories for students and fraternity or sorority houses on sites of two (2) acres or more.
- (2) Reserved.
- (3) Retirement villages with site areas of two (2) acres or more.
- (4) Accessory residential uses.

(Nonresidential uses)

- (1) Permitted uses in B-1.
- (2) Apparel and other products assembled from finished textiles.
- (3) Automobile/vehicular uses (including boats, mobile home, motorcycles, motor homes, camper trailers, and other vehicles) such as:
 - (a) Paint and body shops or upholstery shops.

- (b) Automobile (car) wash.
- (c) Parts sales.
- (d) Service stations.
- (e) Repair and service garage.
- (f) Tire sales.
- (g) Vehicular sales and rentals.
- (h) Vehicular storage.
- (4) Bakeries, wholesale.
- (5) Building material storage yards or lumber yards.
- (6) Brewpub and microdistillery or craft distillery.
- (7) Candy and jewelry manufacturing.
- (8) Carpentry, painting, tinsmithing or welding shops.
- (9) Cemeteries.
- (10) Cleaning, dyeing plants and laundry.
- (11) Creamery, ice cream manufacturing and dairy operations.
- (12) Drugs and pharmaceutical products manufacturing.
- (13) Educational institutions (private).
 - (a) Business and trade schools.
 - (b) Accredited elementary and secondary schools.
 - (c) Colleges and universities.
- (14) Electronic products manufacturing.
- (15) Farm implement display and salesroom.
- (16) Hospitals, acute and/or chronic care, nursing homes or convalescent homes, assisted living facilities and medical clinics.
- (17) Mini-storage lots, enclosed.
- (18) Plumbing shops for retail or wholesale distribution of fixtures, fittings and bathroom accessories, and similar uses involving stone, clay and blocks, etc. that require outside storage generally as permitted in the B-2 District (see applicable performance standards in Part II, Division 1, Section 11(5), Open Storage).
- (19) Printing, engraving and newspaper plants.
- (20) Private clubs on a site of three (3) acres or more.
- (21) Research, development labs and offices.
- (22) Retirement villages on site areas of two (2) acres or more.
- (23) Radio or television broadcasting towers and stations or studios.
- (24) Shopping centers, retail stores, general sales and services, on a site of three (3) acres or more.
- (25) Smoke shop.
- (26) Upholstering shops which may involve furniture manufacturing.
- (27) Vape shop.
- (28) Veterinarian or animal hospital.
- (29) Wholesale establishments and warehouses.
- (30) Uses similar to the abovementioned permitted uses, provided activities conducted observe applicable performance standards as provided in Part II, Division 2 of this ordinance.

- (31) Accessory buildings and uses customarily incident to any of the above uses, provided that such uses observe applicable performance standards as provided in Part II, Division 2 of this ordinance.

(Sec. 4.03) Specific uses:

- (1) Food truck park.
- (2) Licensed kindergartens/nursery schools.

(Sec. 4.04) Height regulations:

- (1) No residential or nonresidential building shall exceed fifty-two (52) feet or four (4) stories.
- (2) No residential or nonresidential building shall exceed fifty-two (52) feet or four (4) stories.
- (3) Broadcasting and communication towers shall be limited to one hundred fifty (150) feet in height.

(Sec. 4.05) Reserved.

(Sec. 4.06) Area regulations (applicable to multifamily residential and nonresidential lots):

[1]

(1) Size of yards:

- (a) Front yard: For all uses permitted in this district, there shall be a front yard having a minimum depth of twenty-five (25) feet.
- (b) Side yard: For multifamily uses, an interior side yard of not less than ten (10) feet is required, except as required for bufferyards. For nonresidential uses, no interior side yard is required, except as required for bufferyards. For all uses permitted in this district, a side yard of not less than fifteen (15) feet in width shall be provided on the side of a lot adjoining a side street.
- (c) Rear yard: For all uses permitted in this district, a rear yard of not less than ten (10) feet in depth shall be provided, except as required for buffer yards.

(2) Size of lot:

- (a) Lot area: No nonresidential building shall be constructed on any lot of less than five thousand (5,000) square feet. There shall be a minimum of one thousand eight hundred (1,800) square feet of lot area per multifamily dwelling unit in this district.
- (b) Lot width: The width of any lot shall not be less than fifty (50) feet at the front building line nor shall its average width be less than fifty (50) feet.
- (c) Lot depth: The average depth of any lot shall not be less than one hundred (100) feet.
- (d) Legally existing nonconforming lots: Where lots having less area, width, and/or depth than herein required existed in separate ownership upon the effective date of this ordinance, the

(Sec. 1.06) Parking regulations. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in part II, division 1, section 16 of this ordinance.

(Ordinance O-19-012, secs. 5, 6, adopted 3/7/19)

Sec. 2. R-2 Mixed Residential District

(Sec. 2.01) Purpose. The R-2 Mixed Residential District is established to protect and restore where necessary the integrity of historically residential neighborhoods. The R-2 Residential District will be characterized by the zoning requirements set forth in this section.

(Sec. 2.02) Permitted uses:

- (1) Any permitted use in district "R-1."
- (2) Cluster housing in accordance with cluster housing development provisions of the subdivision ordinance of the City of Brenham.
- (3) Group residential uses as provided by state law, such as "family homes."
- (4) Multifamily dwellings, including dormitories for students and fraternity or sorority houses, on sites of less than two (2) acres.
- (5) Dwelling, Two-family (duplex), but not including mobile homes or manufactured homes.
- (6) Single-family attached dwellings, (townhouses) in accordance with townhouse development provisions of the subdivision ordinance of the City of Brenham.
- (7) Zero lot line housing development, in accordance with zero lot line development provisions of the Subdivision Ordinance of the City of Brenham.
- (8) Accessory dwelling unit.
- (9) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business.
- (10) Twin homes. Single-family attached dwelling of two units on separate adjacent lots that share a common interior wall and property line. Each twin home unit is platted on a separate lot.

(Sec. 2.03) Specific uses:

- (1) Bed and breakfast house.
- (2) Churches and related auxiliary uses, including educational or philanthropic uses.
- (3) Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (4) Multifamily development, including dormitories for students and fraternity or sorority houses, that meets the standard density requirements for the R-2

District, and that is proposed for a development site of two (2) acres or more.

(5) Private and accredited elementary and secondary schools.

(6) Retirement villages with site areas of two (2) acres or more.

(Sec. 2.04) **Height regulations.** No building shall exceed forty (40) feet or two and one-half (2-1/2) stories in height, except that a multifamily (apartment) building shall not exceed forty-five (45) feet or three (3) stories in height.

(Sec. 2.05) **Area regulations:** ^[1]

(1) **Single-family detached units.**

(a) **Size of yards:**

(i) **Front yard.** There shall be a front yard having a depth of not less than twenty-five (25) feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.

(ii) **Side yard.** There shall be a side yard on each side of the lot having a width of not less than ten (10) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(iii) **Rear yard.** There shall be a rear yard having a depth of not less than twenty-five (25) feet.

(b) **Size of lot:**

(i) **Lot area.** No building shall be constructed on any lot of less than seven thousand (7,000) square feet.

(ii) **Lot width.** The width of the lot shall not be less than sixty (60) feet at the front street building line, nor shall its average width be less than sixty (60) feet.

(iii) **Lot depth.** The average depth of the lot shall not be less than one hundred fifteen (115) feet, except that a corner lot, having a minimum width of not less than eighty (80) feet, may have an average depth of less than one hundred fifteen (115) feet, provided that the minimum depth is no less than ninety (90) feet.

(iv) **Legally existing nonconforming lots.** Where a legally existing lot having less area, width and/or depth than herein required existed under separate ownership upon the effective date of this ordinance, the above regulations shall not prohibit the erection of a one-family dwelling thereon, or a two-family dwelling on a lot containing not less than five thousand (5,000) square feet.

(c) **Lot coverage:** In no case shall more than fifty-five (55) percent of the total lot area be covered by the combined area of the main buildings, accessory buildings and other impervious surfaces, excluding pools.

(2) **Single-family attached units (townhomes).**

(a) Minimum site area. The minimum area for townhouse development shall be nine thousand (9,000) square feet.

(b) Size of yards:

(i) Front yard. There shall be a front yard having a depth of not less than twenty (20) feet, and a front yard [width] of not less than thirty (30) feet adjacent to all major streets.

(ii) Side yard. No side yard shall be required, except where contiguous townhomes are separated, a minimum of ten (10) feet shall be maintained between the separated units and on corner lots a minimum of fifteen (15) feet shall be maintained between the building line and the side lot line of the corner lot.

(iii) Rear yard. A rear yard of fifteen (15) feet shall be maintained for all attached townhome units, except that a rear yard of not less than twenty-five (25) feet shall be maintained where adjacent to a major street.

(c) Size of lots:

(i) Lot area. No building shall be constructed on any lot of less than three thousand (3,000) square feet.

(ii) Lot width. The width of the lot shall be not less than thirty (30) feet at the front street building line, nor shall its average width be less than thirty (30) feet.

(iii) Lot depth. The average depth of the lot shall not be less than one hundred (100) feet.

(iv) Legally existing nonconforming lots. Where a legally platted lot for townhomes having less area, width, and/or depth than herein required existed upon the effective date of this ordinance, the above regulations shall not prohibit the erection of a single-family attached or detached unit thereon, provided the applicable setbacks as provided above shall be maintained.

(d) Lot coverage: In no case shall more than eighty (80) percent of the total lot area be covered by the combined area of the main buildings, and accessory buildings and other impervious surfaces, excluding pools.

(e) Utility access: All utilities shall be located adjacent to a public or private all-weather surface. Utility layouts shall be approved by the General Manager of Public Utilities or designee prior to approval of civil plans.

(3) Dwelling, two-family (duplex): Two (2) single-family attached units.

(a) Minimum site area. The minimum area for a duplex development is six thousand (6,000) square feet.

(b) Size of yards:

(i) Front yard. There shall be a front yard having a depth of not less than twenty-five (25) feet.

- (ii) **Side yard.** A minimum of ten (10) feet shall be maintained between the exterior building line and side lot line. On corner lots a side street setback of fifteen (15) feet shall be maintained between the building line and the side lot line of the corner lot.
- (iii) **Rear yard.** A rear yard of twenty (20) feet shall be maintained for all attached home units, except that a rear yard of not less than twenty-five (25) feet shall be maintained where adjacent to a major street.

(c) **Size of lots:**

- (i) **Lot area.** Duplex units shall not be constructed on any lot of less than six thousand (6,000) square feet.
 - (ii) **Lot width.** The width of the lot shall be not less than sixty (60) feet at the front street building line, nor shall its average width be less than sixty (60) feet.
 - (iii) **Lot depth.** The average depth of the lot shall not be less than one hundred (100) feet.
- (d) **Lot coverage:** In no case shall more than sixty (60) percent of the total lot area be covered by the combined area of the main buildings, and accessory buildings and other impervious surfaces, excluding pools.

(4) **Twin homes:** Single-family attached units on individual lots.

- (a) **Minimum site area.** The minimum area for twin home development shall be six thousand (6,000) square feet.

(b) **Size of yards:**

- (i) **Front yard.** There shall be a front yard having a depth of not less than twenty-five (25) feet.
- (ii) **Side yard.** A minimum of ten (10) feet shall be maintained between the exterior building line and the side lot line. On corner lots, a minimum side street setback of fifteen (15) feet shall be maintained between the building line and the side lot line of the corner lot.
- (iii) **Rear yard.** A rear yard of twenty (20) feet shall be maintained for all attached home units, except that a rear yard of not less than twenty-five (25) feet shall be maintained where adjacent to a major street.

(c) **Size of lots:**

- (i) **Lot area.** No twin home unit shall be constructed on any lot of less than three thousand (3,000) square feet.
- (ii) **Lot width.** The width of the lot shall be not less than thirty (30) feet at the front street building line, nor shall its average width be less than thirty (30) feet.
- (iii) **Lot depth.** The average depth of the lot shall not be less than one hundred (100) feet.

- (iv) **Legally existing nonconforming lots.** Where a legally platted lot for twin homes having less area, width, and/or depth than herein required existed upon the effective date of this ordinance, the above regulations shall not prohibit the erection of a single-family attached or detached unit thereon, provided the applicable setbacks as provided above shall be maintained.
- (d) **Lot coverage:** In no case shall more than sixty (60) percent of the total lot area be covered by the combined area of the main buildings, and accessory buildings and other impervious surfaces, excluding pools.
- (5) **Zero lot line (patio homes):**
 - (a) **Minimum site area.** The minimum area for patio home development shall be twelve thousand (12,000) square feet.
 - (b) **Size of yards:**
 - (i) **Front yard.** There shall be a front yard having a depth of not less than twenty (20) feet.
 - (ii) **Side yard.** A side yard of ten (10) feet shall be maintained adjacent to one property line, except that a side yard where the side yard is adjacent to a plat boundary that is contiguous to a standard single family subdivision, said side yard shall be ten feet. Adjacent to public streets, a side yard of not less than fifteen (15) feet is required.
 - (iii) **Rear yard.** A rear yard of fifteen (15) feet shall be maintained. There shall be a rear yard of not less than twenty-five (25) feet adjacent to all major streets.
 - (c) **Size of lots:**
 - (i) **Lot area.** No building shall be constructed on any lot of less than four thousand (4,000) square feet.
 - (ii) **Lot width.** The width of the lot shall not be less than forty (40) feet at the front building line nor shall its average width be less than forty (40) feet.
 - (iii) **Lot depth.** The average depth of the lot shall not be less than one hundred (100) feet.
 - (iv) **Legally existing nonconforming lots.** Where a legally platted lot for patio homes having less area, width, and/or depth than herein required existed upon the effective date of this ordinance, the above regulations shall not prohibit the erection of a single family detached unit thereon, provided the applicable setbacks as provided above shall be maintained.
 - (d) **Lot coverage.** In no case shall more than sixty (60) percent of the total lot area be covered by the combined area of the main buildings, and accessory buildings and other impervious surfaces, excluding pools.
 - (e) **Openings prohibited.** Openings are prohibited on the zero-lot line side. The wall of the dwelling located on the lot line shall have

no windows, doors, air conditioning units, or any other type of openings; provided, however, that atriums or courts shall be permitted on the zero-lot line side when the court or atrium is enclosed by three (3) walls of the dwelling unit and a solid wall of at least eight (8) feet in height is provided on the zero-lot line. Said wall shall be constructed of the same material as exterior walls of the unit.

(6) **Multifamily units (apartments):**

(a) **Minimum site area.** The minimum site for multifamily development shall be six thousand (6,000) square feet.

(b) **Size of yards:**

(i) **Front yard.** There shall be a front yard having a depth of not less than twenty-five (25) feet.

(ii) **Side yard.** There shall be a side yard of not less than fifteen (15) feet, including, but not limited to, side yards adjacent to public streets.

(iii) **Rear yard.** A rear yard of fifteen (15) feet shall be maintained. There shall be a rear yard of not less than twenty-five (25) feet adjacent to all major streets.

(c) **Size of lots:**

(i) **Lot area.** There shall be a minimum of two thousand (2,000) square feet of lot area per multifamily dwelling unit.

(ii) **Lot width.** The width of the lot shall not be less than fifty (50) feet at the front building line nor shall its average width be less than fifty (50) feet.

(iii) **Lot depth.** The average depth of the lot shall not be less than one hundred (100) feet.

(d) **Lot coverage:** In no case shall more than seventy-five (75) percent of the total lot area be covered by the combined area of the main buildings, and accessory buildings and other impervious surfaces.

[1] *In event that new development is adjacent to a use that falls within a different use category, a bufferyard shall be added to the applicable yard regulations (Part II, Division I, Section 12, Table 3).*

(Sec. 2.06) **Parking regulations.** Off-street parking spaces shall be provided in accordance with the applicable requirements for specific uses set forth in part II, division I, section 16 of this ordinance.

(Ordinance adopted 4/17/97, sec. 3; Ordinance O-19-012, sec. 7, adopted 3/7/19; Ordinance O-23-028 adopted 10/19/2023)

Sec. 2.1. R-3 Manufactured Home Residential

(Sec. 2.1.01) **Purpose.** The R-3 Manufactured Home Residential District is established to provide locations for manufactured homes, manufactured home



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