

SECTION 18 SINGLE-FAMILY RESIDENTIAL-7.5 (SF-7.5) DISTRICT

18.1 GENERAL PURPOSE AND DESCRIPTION:

The Single-Family Residential-7.5 (SF-7.5) District is intended to provide for development of primarily detached, single-family residences on smaller and more compact lots of not less than 7,500 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-7.5 District shall have, or shall make provision for, City of Terrell water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from non-residential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

18.2 PERMITTED USES:

- A. Those uses listed for the SF-7.5 district in Section 32 - Use Charts as "P", "S" or "T" are authorized uses permitted by right, by specific use permit (which must be approved utilizing procedures set forth in Section 31B) or by temporary use permit (which must be approved utilizing procedures set forth in Section 38.10).

18.3 HEIGHT REGULATIONS:

A. **Maximum Height:**

1. Two and one-half (2.5) stories, and not to exceed thirty-six feet (36'), for the main building/house.
2. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
3. Other requirements (see Section 38).

18.4 AREA REGULATIONS:

A. **Size of Lots:**

1. **Minimum Lot Area** – Seven thousand and five hundred (7,500) square feet
2. **Minimum Lot Width** - Seventy feet (70')
3. **Minimum Lot Depth** - One hundred feet (100')

B. **Size of Yards:**

1. **Minimum Front Yard** – Twenty-five feet (25')
2. **Minimum Side Yard** – Six feet (6') for interior side yard; ten feet (10') for a non-key corner lot on a street; twenty-five feet (25') for a key corner lot on a street.
3. **Minimum Rear Yard** – Twenty feet (20') for the main building and any accessory building(s); twenty-five feet (25') for rear entry garage. (See Section 35 for exceptions.)

C. **Parking Regulations:**

1. **Single-Family Dwelling Unit** – A minimum of two (2) enclosed parking spaces located behind the front building line on the same lot as the main structure. A paved driveway shall be installed from the street or alley right-of-way line to the garage door with a minimum length of twenty feet (20').
2. **Other** - See Section 33, Off-Street Parking and Loading Regulations

- D. **Minimum Floor Area per Dwelling Unit** – One thousand five hundred (1,500) square feet of air-conditioned floor area.
- E. **Minimum Exterior Construction Standards** – See Section 37.
- F. **Maximum Impervious Surface Coverage** – Sixty percent (60%).

18.5 SPECIAL REQUIREMENTS:

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of three (3) or more acres.
- C. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc., which may only be stored in the side or rear yards and which shall be screened from view of public streets and neighboring properties).
- D. Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be twenty-five feet (25').
- E. Swimming pools – See Section 42.
- F. A Site Plan shall be required for single-family (detached) or two-family residential developments in which the proposed subdivision will include 1) a private amenity or facility comprised of one (1) or more buildings (such as a private recreation/swimming facility, clubhouse, etc.), 2) a golf course, and/or 3) a gated (restricted access) entrance into the subdivision. In these instances, Site Plan submission and approval will be required for these elements (a Site Plan showing the entirety of the proposed subdivision is not required). Site Plan submission and approval shall be in accordance with Section 31.B.4, but shall not require a public hearing as required by Section 31.B.4.E.
- G. Any nonresidential land use which may be permitted in this district shall conform to the "NS"-Neighborhood Service district standards.
- H. **Other Regulations** - As established in the Development Standards, Sections 33 – 44.

Ordinance No. 2266

AN ORDINANCE OF THE CITY OF TERRELL, TEXAS, REPEALING CHAPTER 4: BUILDING REGULATIONS, SECTION 4-24 (EXTERIOR CONSTRUCTION REQUIREMENTS AND STANDARDS) OF THE REVISED CODE OF ORDINANCES OF THE CITY OF TERRELL AND AMENDING CHAPTER 13: ZONING TO ADD SECTION 26 (EXTERIOR CONSTRUCTION AND DESIGN REQUIREMENTS); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

SECTION I.

Be it ordained by the City Council of the City of Terrell, Texas that the Revised Code of Ordinances of the City of Terrell, Chapter 4: Building Regulations, Section 4-24 be repealed and Chapter 13: Zoning, Section 26 be added to read as follows:

CHAPTER 13: ZONING

SECTION 26-100. EXTERIOR CONSTRUCTION AND DESIGN REQUIREMENTS

SECTION 26-101. PURPOSE

The City Council of the City of Terrell finds that it is necessary to regulate the exterior finish and appearance of buildings that are erected within the City in order to insure the consistency in quality, compatibility, and character of buildings within comparable zoning districts. The regulation of exterior materials and building construction assures consistent provision of both a high level of structural durability relative to impacts from natural and manmade forces over time and a safe environment for those occupants, equipment, and goods within the structure. The provision of a quality exterior finish compliments the building construction by reducing maintenance needs, providing a surface more resistant to damage, assisting in maintaining structure and property value over a longer period, contributing substantially to the compatibility and character of its neighborhood or surroundings.

SECTION 26-105. DEFINITIONS

For the purpose of this Ordinance, the following definitions shall apply:

Masonry Construction. This term shall be construed to mean that form of construction composed of brick, stone, decorative concrete block or tile, or other similar building units or materials (or combination of these materials) laid up unit by unit and set in mortar, and shall exclude wall area devoted to doors and windows. As applicable to meeting the minimum requirements for the exterior construction of buildings within each zoning district, this term shall include the following materials:

1. **Hard fired brick.** Shall be kiln fired clay or slate material and can include concrete brick if it is to the same American Society for Testing and Materials

(ASTM) standard for construction as typical hard fired clay brick. The material shall be Severe Weather grade. Unfired or under-fired clay, sand or shale brick are not allowed.

2. **Stone.** Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior construction material. Cast or manufactured stone product, provided that such product yields a highly textured, stone-like appearance.
3. **Decorative concrete block.** Shall be highly textured finish such as split-faced, indented, hammered, fluted, ribbed, or similar architectural finish. Coloration shall be integral to the masonry material and shall not be painted on.
4. **Concrete pre-cast or tilt wall panel.** Shall be of an architectural finish that is equal to or exceeds the appearance and texture of face brick or stone. Coloration shall be integral to the masonry material and shall not be painted on.
5. **Stucco.** An exterior plaster made from a mixture of cement, sand, lime and water spread over metal screening or chicken wire or lath.
6. **Exterior Insulated Finish System.** A synthetic stucco cladding system that typically consists of the these main components:
 - a) Panels of expanded polystyrene foam insulation installed with adhesive or mechanically fastened to the substrate, usually plywood or oriented strand board;
 - b) A base coat over the foam insulation panels,
 - c) A glass fiber reinforcing mesh laid over the polystyrene insulation panels and fully imbedded in the base coat; and
 - d) A finishing coat over the base coat and the reinforcing mesh.

Exterior Wall Surface. All areas of a structure's wall sections located above the finish floor elevation of the foundation, exclusive of doors and windows.

SECTION 26-110. MINIMUM EXTERIOR CONSTRUCTION STANDARDS

The standards and criteria contained within this subsection are deemed to be minimum standards and shall apply to all new building construction occurring within any zoning district in the City of Terrell as follows:

A. Single-Family and Two-Family Residential

1. The first floor exterior wall surface of all new single-family and two-family dwellings shall be of 100% masonry construction. When located along the front or back elevation of a structure, areas of exterior walls located directly beneath covered porches or patios that have a minimum dimension of four feet in depth and eight feet in width shall

not be counted as exterior wall surface when calculating the masonry requirement for the first floor.

2. A minimum of 75% of the exterior wall surfaces above the first floor shall be of masonry construction. Architectural trim features such as dormers or gables shall not be counted as exterior wall surface when calculating the masonry requirement above the first floor and may be located on any wall surface.

B. Multiple-Family Dwellings

All exterior wall surfaces of all new multiple-family dwellings shall be of 100% masonry construction. Covered breezeways and areas of exterior walls located directly beneath covered porches, patios and balconies that have a minimum dimension of four feet in depth and eight feet in width shall not be counted as exterior wall surface when calculating the masonry requirement.

C. Non-Residential Structures

All exterior wall surfaces of all new non-residential structures shall be of 100% masonry construction. When located along the front or back elevation of a structure, areas of exterior walls located directly beneath covered porches or patios that have a minimum dimension of four feet in depth and eight feet in width shall not be counted as exterior wall surface when calculating the masonry requirement.

D. Applicability

The Minimum Exterior Construction Standards established in this Section shall not apply to the following class or kind of buildings:

1. Public or governmental facilities;
2. Public or private schools
3. Facilities located within industrial parks that were developed or are managed by the Terrell Economic Development Corporation. The Terrell Economic Development Corporation receives funds from 4A sales tax revenues governed by the City Council of the City of Terrell. These industrial parks shall abide by deed restrictions governing exterior construction standards as agreed to by the Terrell City Council.
4. Detached accessory buildings having not more than four hundred (400) square feet of floor area when located on the same lot as a single-family or two family dwelling. Accessory Dwelling Units as defined by the Zoning Ordinance are not considered detached accessory buildings in the application of this Subsection.
5. Temporary construction and material storage buildings utilized during construction of permanent improvements on a parcel of land, within

subdivision or other similar circumstance such as a public works project. The temporary structure shall be completely removed upon the expiration of its building permit or upon completion of the permanent improvement, whichever occurs first.

6. Barns and farm accessory buildings if such buildings are used solely for agricultural purposes.
7. Historic Landmarks designated by the City Council
8. Remodeling, renovating or expansion of existing single-family or two-family dwellings when matching materials (or materials that simulate the appearance of the existing exterior) are utilized.

E. Alternative Exterior Materials

The City Council may, approve an alternative exterior construction material(s) only upon a determination that the proposed materials are sufficiently durable, and fire and weather resistant to achieve the stated purpose of these requirements; and

1. The proposed building materials and arrangement of the materials provide consistency of appearance with existing structures on the property or within the neighborhood in which it is located, or
2. The proposed building material(s) create an appearance that associates a time, a place, an event, or an activity with the development in a thematic manner.

All requests to utilize an alternative exterior construction material(s) shall be in writing and shall address the durability of the proposed material(s) along with an explanation of its use as it relates to Subsection 1 or 2 above.

Such requests shall be accompanied by a site plan and a façade plan in the case of an individual structure or group of structures developed as a single non-residential project. In the case of a residential development involving the utilization of an alternative exterior construction material(s) on a neighborhood wide basis, a concept plan or approved plat and typical façade treatments shall accompany the request. The City may require the submission of an actual sample(s) of the proposed alternative exterior construction material(s).

A request to utilize an alternative exterior construction material(s) shall be submitted to the Building Official. The City Council shall consider the request within thirty (30) days of submittal. The approval of an alternative exterior construction material(s) shall be on a case-by-case basis and is solely at the discretion of the City Council.

SECTION II.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION III.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and section to this Ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION IV.

This Ordinance will take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

PASSED AND APPROVED on first reading this the 3rd day of May, 2005.

PASSED AND ADOPTED on second reading this the 17th day of May, 2005.

Frances Anderson, Mayor

Attest:

John Rounsavall, City Secretary

Approved as to Form:

Mary Gayle Ramsey, City Attorney