Article XV.
A-950-M Apartment District Regulations*

Sec. 1. Use regulations.

In the A-950-M Apartment District, no land shall be used and no building shall be erected for or converted to any use other than:

(a) Apartments in compliance with all provisions and area regulations of this district.

(b) Duplex dwellings in compliance with all provisions and area regulations of the D-1400-M Duplex District.

(c) Single-family detached dwellings and other uses in compliance with all provisions and area regulations of the R-1500-M Residential District.

(d) Patio homes in compliance with all provisions and area regulations of the RP-1500-M Patio Home District.

(e) Townhomes in compliance with all provisions and area regulations of the RA-1100-M Residential Attached (Townhome) District.

(Ord. No. 2816-A, § 18, 1-14-91; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 2. Building regulations.

(a) *Minimum floor area of dwelling unit.* The minimum floor area per apartment living unit shall be 700 square feet.

(b) *Building separation.* Buildings shall be separated from other buildings on the same lot by a minimum of 16 feet, unless one of the exposed walls is constructed as a fire wall in accordance with the Richardson building code.

(c) *Type of materials.*

(1) All buildings shall have a minimum of 75 percent of the exterior walls constructed of masonry construction; provided, however, that chimneys for newly constructed apartments or additions to existing apartment buildings shall be of 100 percent masonry construction. At the time of site plan review, the city plan commission may approve alternate materials, which are allowed by the Building Code, to provide a superior appearance.

(2) A maximum of 15 percent of the exterior walls may be of a nonmasonry material as defined in the comprehensive zoning ordinance.

(3) The remaining exterior walls may be constructed of masonry-type materials, such as exterior stucco, manmade or natural stone, exterior insulating finishing systems (E.I.F.S.) or other materials approved by the Building Code.

(4) For “chateau,” “mansard” or any other design where the roof serves as an exterior wall, the above percentages shall apply.

(d) *Nonresidential structures.* Structures other than dwelling units, including, but not limited to, churches, schools, day care facilities and hospitals, shall comply with the building regulations of the LR-M(1) district.

(Ord. No. 836-A, § 5, 3-26-73; Ord. No. 2816-A, § 18, 1-14-90; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3715, § 4, 7-14-08)

Editor's note: *Section 6 of Ord. No. 836-A provides as follows:*

"Section 6. That Section 2 of Articles XII-A, XIII-A and XV of the Comprehensive Zoning Ordinance of the City be and the same are hereby amended by adding thereto the drawing marked Exhibit `A' which is attached hereto and made a part hereof for all purposes and which shall become a part of and attached to the above articles of the Comprehensive Zoning Ordinance."

Exhibit A is not included herein, but is on file and available for inspection in the office of the city secretary.

Sec. 3. Height regulations.

(a) *Principal building.* No principal building shall exceed two stories in height. The first story shall not exceed 25 feet in height. The second story shall not exceed 15 feet in height. In addition, no building shall exceed one story when located within 150 feet of a residential or duplex zoning district, said measurement to include streets and alleys.

(b) *Accessory buildings.* Accessory buildings shall be a maximum of one story in height. Accessory buildings of 150 square feet or less shall not exceed 12 feet in height. Accessory buildings of more than 150 square feet shall be limited to one story not to exceed 25 feet in height.

(Ord. No. 3377-A, § 1, 1-14-02)

Sec. 4. Area regulations.

(a) *Lot area and dimensions.*

(1) *Lot area.* The minimum lot area shall be 16,000 square feet.

(2) *Lot dimensions.* The minimum lot dimensions shall be:

(a) Minimum width: 75 feet;

(b) Minimum depth: 120 feet.

(3) *Density.* In no instance shall the density in the A-950-M district exceed 18 units per acre.

(b) *Lot coverage.* The principal building(s) and any accessory buildings (exclusive of parking structures) shall not cover more than 30 percent of the total area of the lot, tract, parcel, estate, or other land upon which apartment building is located.

(c) *Front setback.*

(1) There shall be a landscaped front setback having a minimum depth of 30 feet, subject, however, to the following exceptions:

a. *Exception to front setback requirements.* Along streets already having a uniform building line, new structures shall conform to that so existing. If there is a variance in the depth of those already existing in the same block and on the same side of the street as the lot to be built on, the building line of the new building shall conform to that of the building on its right when looking toward the street. If such new building is to be constructed on a corner lot, the front building line shall conform to that of the building nearest thereto on the same side of the street in the same block. In no event shall a building line set back less than 30 feet or more than 50 feet from the front lot line be required.

(2) On corner lots, the required front setback shall be required on both streets.

(3) Where lots have double frontage, running through from one street to another, the required front setback shall be provided on both streets.

(4) No structures shall be located in the required front setback or in a required side setback abutting a street.

(5) No parking shall be allowed in any front setback area. However, drives of ingress and egress from the public street to the parking area shall be allowed to cross the front setback from front to rear.

(d) *Side setback.*

(1) Where the ends of the building are adjacent to and parallel to the side setback shall be not less than ten feet or ten percent of the width of the lot, whichever is smaller, but in no case shall the side setback be less than eight feet.

(2) Where the long sides of the apartment building, other than the ends, are adjacent to or parallel to the side lot lines, the side setback shall be not less than ten percent of the length of the building side adjacent to the side setback, but in no case shall the side setback be less than 12 feet.

(3) Where the side of a building containing openings for access to the building faces the side lot line, side setbacks shall have a minimum width equal to ten percent of the length of the building, but in no case shall this distance be less than 16 feet.

(4) In the case of open court, closed court apartment buildings or the construction of parallel apartment buildings facing or backing to each other on a single lot or tract or a combination of lots, or where the ends of an apartment building are adjacent to and parallel to the side of another apartment building, or where corners of apartment buildings are the closest points between buildings, then a side lot shall be assumed to exist along the centerline of any such court, yard or open space across which the sides or corners of apartment buildings face or back upon each other.

(e) *Rear yard setback.* There shall be a rear setback having a depth of not less than 25 feet.

(f) *Unusable land areas.* No pond, creek or other unusable terrain shall be changed without the approval of such plans by the director of public works. All required setback areas shall be measured from the edge of the usable land available for development as determined by the city plan commission.

(g) *Overhang and fireplaces.* The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof outside stairways may extend to a maximum of 3 1/2 feet into the required front, side or rear yards.

(h) *Reserved.*

(i) *Accessory buildings and uses.* Accessory buildings and uses shall be permitted only to the extent necessary and normal to the limited types of use permitted in this district.

All accessory buildings which are not a part of the main building shall be separated from the main buildings by a minimum of ten feet.

(Ord. No. 635-A, § 2, 10-13-69; Ord. No. 636-A, §§ 1(2), 3, 10-20-69; Ord. No. 2816-A, § 18, 1-14-91; Ord. No. 2881-A, § 3, 5-11-92; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3598, § 3, 3-26-07)

Sec. 5. Special requirements.

(a) *Reserved.*

(b) *Recreational areas.*

(1) Each apartment complex shall provide indoor or outdoor recreational or playground to meet the requirements of the residents in such complex, including facilities for children, adolescents and adults.

(2) Each apartment complex shall provide at least one indoor or outdoor play area for the first 250 apartment units or portion thereof. Said play area shall be a minimum of 900 square feet in area and shall be designed for use by children under ten years of age. Safe, weather-resistant play equipment suitable for children of this age shall be provided. All play equipment must meet the guidelines of the Consumer Product Safety Commission for play equipment and safety surface. Playground access and equipment must be in compliance with A.D.A. requirements.

One additional playground meeting the specifications described above shall be provided for each 250 additional units within the development or portion thereof.

(3) In addition, with each apartment complex, additional recreational amenities must be provided. These amenities, listed below, shall accrue points based on the values assigned. A minimum of 70 recreational amenity points must be accumulated for each 250 apartment units or portion thereof.

a. Additional playgrounds designed for children ten years or age or younger meeting the specifications listed above. (Ten points; maximum ten points per apartment complex.)

b. Clubhouse/gameroom/multi-purpose room a minimum of 400 square feet in area for each 250 units. (Ten points.)

c. Equipment, such as pool tables, ping-pong tables, foosball tables, etc., in the clubhouse/gameroom/multi-purpose room; electronic videogames or pinball games shall not be eligible for points. The appropriateness of the equipment shall be determined by the city's director of parks and recreation. (One point for each piece of approved equipment.)

d. Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points/court.)

e. Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points/court.)

f. Indoor fitness center at least 400 square feet in area for each 250 units. (Ten points.)

g. Swimming pool, including wading area. Pools shall be fenced and secured according to the requirements of the City of Richardson. (Ten points; 20 points maximum per 250 unit apartment complex.)

h. Reinforced concrete jogging trail, bike path or combination thereof, a minimum of eight feet in width. (Ten points.)

i. Usable open space, at least 1,000 square feet in area, to include at least three of the following: cluster of trees, water features, seating areas, picnic tables, barbecue grills, gazebos or other elements as approved by the city's director of parks and recreation. (Ten points; maximum 30 points per 250 unit apartment complex.)

j. Other recreational amenities as approved by the city's director of parks and recreation. (One through ten points, to be determined by the director of parks and recreation.)

Creeks and drainageways, which would otherwise be required to remain in an open state, shall not be eligible for the accumulation of points toward the total requirement, nor shall improvements in any required front or side yard areas.

(4) It shall be the responsibility of the director of parks and recreation of the city to review the proposed recreational amenities and provide a written assessment of their adequacy to the city plan commission prior to consideration of the site plan.

(5) Open space shall be disposed in such a manner as to ensure the safety and welfare of residents.

(c) *Mechanical equipment.* Mechanical equipment shall be constructed, located and screened so as not to interfere with the peace, comfort and repose of the occupant(s) of any adjoining building or residence.

(d) *Additional special requirements for apartments.* In addition, the requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.

(Ord. No. 358-A, 8-3-64; Ord. No. 635-A, § 1, 10-13-69; Ord. No. 2816-A, § 18, 1-14-91; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3598, §§ 4, 5, 3-26-07)

Sec. 6. Reserved.

Editor's note: *Ord. No. 3598, § 4, adopted March 26, 2007, repealed § 6, which pertained to site plan approved and derived from Ord. No. 635-A, § 1, adopted Oct. 13, 1969; and Ord. No. 2816-A, § 1, adopted Jan. 14, 1991.*

Sec. 7. Reserved.

Editor's note: *Ord. No. 3598, § 4, adopted March 26, 2007, repealed § 7, which pertained to landscape plan approval and derived from Ord. No. 2816-A, § 18, adopted Jan. 14, 1991.*

End of Article XV