Article XII-A.
RA-1100-M Residential Attached (Townhome) District Regulations

Sec. 1. Use regulations.

In the RA-1100-M Residential Attached (Townhome) District, no land shall be used and no building shall be erected for or converted to any use other than:

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

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

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

(d) An accessory building necessary to store equipment for several dwelling units or provide a service function for several dwelling units; no such accessory building shall be occupied as a place of abode. Accessory buildings located on the same lot as a dwelling unit shall be limited to detached garages.

(e) Swimming pools, clubhouses, tennis courts and similar amenities located in a private recreational area established to serve the residents of the subdivision.

(Ord. No. 644-A, § 1, 12-22-69; Ord. No. 948-A, § 16, 3-31-75; Ord. No. 2816-A, § 12, 1-14-91; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3715, § 2, 7-14-08)

Sec. 2. Building regulations.

(a) *Minimum unit size.* The minimum area of a townhome unit shall be 1,300 square feet, exclusive of garages and breezeways.

(b) *Maximum building size.* A maximum of six townhome units shall be attached in a single building.

(c) *Building separation.* Buildings shall be separated from other buildings on the same lot in accordance with the Richardson Building Code.

(d) *Type of exterior materials.*

(1) All buildings shall have a minimum of 75 percent of the exterior walls constructed of masonry construction. The remaining exterior walls may be of any other noncombustible construction. Exterior Insulating Finishing Systems (EIFS) shall be installed above a height of eight feet and in no case shall EIFS be installed, even as a recladding material, below a height of eight feet. The installation of EIFS shall be further limited to a maximum of 50 percent of the remaining nonmasonry exterior walls.

(2) Chimneys for newly constructed dwellings or additions to existing dwellings shall be of 100 percent masonry construction.

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

(e) *Side elevations.* The sides of buildings facing a public or private street shall be of compatible design in terms of architectural style, materials and detailing with the front elevation.

(Ord. No. 644-A, § 1, 12-22-69; Ord. No. 836-A, § 3, 3-26-73; Ord. No. 2816-A, § 12, 1-14-91; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3715, § 2, 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 three stories or 55 feet in height. The maximum height of any townhome shall be limited to two stories or 40 feet if the dwelling is located within 150 feet of a single-family detached or patio home zoning district.

(b) *Accessory buildings.* Accessory buildings shall be a maximum of one story up to 15 feet in height.

(Ord. No. 644-A, § 1, 12-22-69; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3715, § 2, 7-14-08)

Sec. 4. Area regulations.

(a) *Area of the lot.* The minimum area of the lot per dwelling unit shall be 1,750 square feet.

(b) *Width of the lot.* The minimum width of the lot shall be 25 feet.

(c) *Depth of the lot.* The minimum depth of the lot shall be 70 feet.

(d) *Lot coverage.*

(1) On lots containing dwelling units, the principal building and any detached structure shall not cover more than 75 percent of the lot.

(e) *Front setback.*

(1) There shall be a landscaped front setback having a minimum depth of ten feet.

(2) No structures shall be located in the front setback unless as an element of the approved site and landscape plans.

(3) No off-street parking shall be allowed in any front setback area.

(f) *Side setback.*

(1) On lots having attached dwelling units, no side setback is required if a suitable firewall in accordance with the Richardson Building Code is provided.

(2) A minimum of ten feet shall be provided between buildings.

(3) A minimum setback of ten feet shall be provided where adjacent to a public or private street.

(g) *Rear setback.* A minimum rear setback of five feet shall be provided and measured from the main dwelling unit or garage door to the alley right-of-way.

(h) *Projections into required setbacks.*

(1) Ordinary building projections, including, but not limited to, sills, belt courses, pilasters and cornices may project up to one foot beyond a building.

(2) Fireplace chimneys, stoops, unenclosed porches, bay windows, canopies, awnings and roof eaves may project up to three feet beyond the building.

(3) No setback is required for steps leading to the front entry; however, they shall not encroach onto any sidewalk or beyond the property line.

(i) *Parking regulations.*

(1) Each dwelling unit shall provide a minimum of two off-street parking spaces within an enclosed garage.

(2) All garages shall be rear entry and be accessed from an alley.

(3) The parking of any vehicle which blocks or obstructs the movement of traffic, emergency or utility service vehicles in an alley, street or fire lane is prohibited.

(4) Guest parking shall be provided at a minimum ratio of 0.5 spaces per dwelling unit. Guest parking may be located on the street or in designated off-street parking areas. It is intended that guest parking be located conveniently and dispersed throughout the project so as to best serve residents and their guests.

(5) Additional off-street parking spaces as determined by the city plan commission shall be provided adjacent to all recreational areas and service buildings.

(Ord. No. 644-A, § 1, 12-22-69; Ord. No. 948-A, § 16, 3-31-75; Ord. No. 2816-A, § 12, 1-14-91; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3598, § 2, 3-26-07; Ord. No. 3715, § 2, 7-14-08)

Sec. 5. Special requirements.

(a) Prior to the issuance of any building permit, a site plan including building elevations and a landscape plan shall be approved by the city plan commission in accordance with subdivision and development ordinance of the city, as amended.

(b) All lots platted for dwelling units shall have frontage on public or private streets, and each lot shall be served individually by water, sewer, electric, gas and other utility services.

(c) Areas for recreational, open space and service use may be platted into one or more lots and shall have frontage on a public or private street.

(Ord. No. 644-A, § 1, 12-22-69; Ord. No. 3598, § 2, 3-26-07; Ord. No. 3715, § 2, 7-14-08)

End of Article XII-A