

ORDINANCE NO. 197

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ARTICLE II OF ORDINANCE NO. 185; ZONING REGULATIONS AT SECTION 25(a) AND SECTION 36 SO AS TO PROVIDED MASONRY SIDING REQUIREMENTS IN THE SINGLE FAMILY RESIDENTIAL R-1 ZONING DISTRICT AND TO PROVIDE FOR A NEW MULTI-FAMILY SPECIAL NEEDS RESIDENTIAL DISTRICT "R-4" AND APPROPRIATE REGULATIONS; PROVIDING FOR OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. That Ordinance No. 185 Zoning Regulations at Section 25(a) be amended so that such section shall read as follows:

Section 25. Single Family Residential - District "R-1". (a) Purpose and permitted uses. Permits detached single family dwellings with a minimum of 1,300 square feet of living area, and related accessory structures, on a minimum lot size of 7,500 square foot. *All single family dwellings in this district shall be constructed so that a minimum of two sides shall be 100% of masonry construction, one side of which shall be the front of the structure. This requirement may be satisfied by constructing the front of 100% masonry and constructing two additional sides with at least 50% masonry construction. Masonry construction shall mean stone, brick, hardy board with more than a 90% masonry content or similar material, and shall not include hardy board with less than a 90% masonry content and like products. The masonry provisions shall be effective immediately following publication for all properties zoned R-1, save and except the master planned communities of Greenbury and Hamilton Point (as the subdivisions exist on the effective date of this ordinance) which the masonry requirements shall not apply until 3 years after the effective date.*

Section 2. That Ordinance 185 Zoning Regulations at Section 36 previously reserved be amended so that such Section shall read as follows:

Section 36. Multi-Family Special Needs Residential 4-District "R-4". (a) Permitted uses. *Attached single family structures with a minimum of 450 square feet of living area and permitted accessory structures generally known as apartments, with buildings not exceeding 3 stories, and not more than 50 units per acre. Structures in this district shall be built, designed or marketed to meet the special needs of its intended occupants such as the elderly, physically or mentally handicapped, targeted social-economic groups and the like.*

(b) Conditions and Limitations.

(i) More than one building or structure may be located upon a lot; however such building or buildings may not occupy more than 50% of the lot.

(ii) All buildings shall be separated by a minimum horizontal distance of 15 feet. All buildings shall be set back a minimum of 15 feet from the front property line and at least 15 feet from the right of way line of any side street.

(iii) Unless otherwise satisfied pursuant to the City's Subdivision Ordinance, one (1) acre per one hundred (100) dwelling units, or 5% of the total site area, whichever is greater, shall be provided to satisfy recreational open space requirements; provided that the Council may, at its discretion, require the payment of the established fee in lieu of land dedication for each such dwelling unit. Such recreational open space shall be located or arranged so as to function as a recreational area and be uniformly beneficial to all of the dwelling units in the project or development. Open space required to separate structures shall not be considered to be a part of the required recreational open space.

(iv) Parking:

(A) There shall be no minimum setback for parking required from the rear or sideyard most wall of any building, and from the curb line of any parking area, to the nearest property line.

(B) Private garages and covered parking, if any, may be attached or detached.

(C) A minimum of one (1) off-street parking space shall be provided for each living unit. All off-street parking and driveways shall be improved with all weather asphalt, concrete, or paving stones, and curb and gutter. No parking shall be permitted within the front yard set back area.

(v) The Commission and the Council may consider number of units proposed, the availability of mass-transit and the impact the development may have on existing traffic patterns, with respect to any application for multi-family zoning.

(vi) See Chart 1 for R-3 requirements which shall be applicable to R-4 zoning to the extent that such requirements do not conflict with the express terms of this ordinance.

(c) Site Development Regulations. The following site development regulations shall be applicable to Apartment Buildings and property zoned Multi-Family Special Needs Residential, District "R-4":

(i) Maximum Dwelling Units Per Acre: 50 units.

Section 3. Effective Date. This ordinance shall take effect immediately from and after its passage.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*


PASSED AND APPROVED on this 20th day of March, 2002.

ATTEST:

THE CITY OF MANOR, TEXAS



Janice Doss, City Secretary



Jeff Turner, Mayor

