

CITY OF CASTLE HILLS, TEXAS

ORDINANCE NO. 2021-01-12

AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES TO ADD SECTIONS 50-391 THROUGH 50-398 TO THE ZONING ORDINANCE TO CREATE A RR RURAL RESIDENTIAL DISTRICT INCLUDING THE USE, BUILDING AREA, HEIGHT, AREA, CONSTRUCTION MATERIAL, FENCING, VEHICLE PARKING AND STORAGE, AND OTHER REGULATIONS FOR A RR RURAL RESIDENTIAL DISTRICT AND TO AMEND SECTION 50-34 OF THE ZONING ORDINANCE TO ADD A RR RURAL RESIDENTIAL DISTRICT TO THE LIST OF DISTRICTS.

**WHEREAS**, a proposal to add a rural residential zoning district for property in the City of Castle Hills (the "City") located west of West Avenue and currently zoned A single-family residential was presented to the City Manager by residents of such area west of West Avenue; and

**WHEREAS**, the Zoning Commission of the City discussed the proposal and determined that it would be appropriate to hold public hearings on whether to recommend to the City Council that a RR Rural Residential district be created and on the use, building area, height, area, construction material, fencing, vehicle parking and storage and other regulations for a RR Rural Residential district; and

**WHEREAS**, the Zoning Commission held public hearings on December 1, 2020 and on December 15, 2020 on adding a RR Rural Residential district and on the use, building area, height, area, construction material, fencing, vehicle parking and storage and other regulations for a RR Rural Residential district; and

**WHEREAS**, the Zoning Commission has recommended to the City Council that a RR Rural Residential district be created with the use, building area, height, area, construction material, fencing, vehicle parking and storage and other regulations for a RR Rural Residential district as set out in proposed Sections 50-391 through 50-398 of the Code of Ordinances and that Section 50-34 of the Code of Ordinances be amended to add a RR Rural Residential District to the list of districts.

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTLE HILLS, THAT:

Section 1. Section 50-34 of the code of Ordinances is hereby amended to read as follows:

Sec. 50-34. - Establishment of districts and boundaries.

For the purpose of this chapter, the city is hereby divided into 13 districts and subdistricts as follows:

- District A Single-Family Residential District
- District AA Single-Family District
- District AAA Townhouse District
- District B Duplex Residential District
- District C Low-Rise Apartment District
- District D High-Rise Apartment District
- District E One-Story Office-Professional District
- District F Two-Story Office-Professional District
- District FF Office Condominium District
- District G General Business District
- District H Special Business District
- District I Planned Unit Development District
- District RR Rural Residential District

Section 2. Sections 50-391 through 50-398 are hereby added to the code of Ordinances to read as follows:

#### DIVISION 12A. – RR RURAL RESIDENTIAL DISTRICT

Sec. 50-391. - Use regulations.

- (a) Generally. In the RR Rural Residential district, no land shall be used and no building shall be erected for or converted to any use other than single-family residences and accessory buildings and structures, usual and customary to permitted uses in this district when meeting the requirements of section 50-36(f). Habitable accessory uses shall not be rented but may be occupied by occasional non-paying guests and by full-time employees living on the premises who function as domestic help or caregivers. Due to the limited capability to support increased traffic and parking, no property in this district may be rented for purposes of public assembly or used for such purposes on a frequent or regular basis.
- (b) The following uses are allowed if a special use permit (SUP) is approved by the city council in accordance with this chapter:
  - (1) Telephone exchange and telecommunication facilities, without business offices, storage, places of personnel assembly, or maintenance facilities, only if required by an overriding state or federal law.

- (2) Electrical facilities and electrical energy facilities, transformers, relay and substations, poles and wires, natural gas handling and regulating stations, and private, public utility, and common pipelines only when necessary to provide service to property within the City and subject to the approval required under other ordinances, except office buildings, places of public assembly, storage facilities, repair and maintenance facilities, and generating facilities.

Sec. 50-392 - Building area.

In the RR Rural Residential district, there shall be a living area of not less than 1,800 square feet, except that in nonconforming lots the minimum living area may be 1,600 square feet.

Sec. 50-393 - Height regulations.

No building shall have more than two stories or exceed 35 feet in height.

Sec. 50-394. - Area regulations.

- (a) Front yard. There shall be a front yard having a minimum depth of 50 feet or 20 percent of the depth of the lot, whichever is greater.
- (b) Side yard. The minimum side yard setbacks for all buildings and structures shall be 25 feet.
- (c) Rear yard. All buildings and structures shall be not less than 20 feet from the rear property line, except that a detached accessory building shall not be closer than five feet to a rear lot line.
- (d) Lot Depth. All lots shall have a depth of not less than 150 feet.
- (e) Lot Width. All lots shall have a width of not less than 100 feet.
- (f) Minimum lot area. All building lots in this district shall contain not less than 32,670 square feet (0.75 of an acre).
- (g) Impervious cover. Buildings, structures, and other impervious cover on any one lot must not cover more than 35% of the entire lot area.
- (h) Parking space. Off-street parking space shall be provided on the lot to accommodate a minimum of two automobiles for each dwelling unit; however, no portion of any garage, carport or other automobile storage structure shall be located within the required front yard.
- (i) Additions to house fronts. Except for steps, unenclosed balconies and porches, additions to residential structures shall not protrude past the front house line. Any permitted additions shall be built with exterior finish materials similar to the exterior finish materials of the main structure.
- (j) Maximum Number of Unattached Structures. There shall be a maximum of two unattached structures per lot.

Sec. 50-395. - Construction material.

Dwellings shall be constructed of masonry or other material permitted pursuant to Chapter 3000 of the Texas Government Code, to the extent of not less than 75 percent of overall exterior walls exclusive of window and door openings. Any accessory building larger than 120 square feet constructed to serve a single-or multiple-family structure must also be constructed of comparable material to the extent of not less than 75 percent of exterior overall wall area exclusive of window and door openings. The non-masonry exterior of a dwelling or accessory building may not be constructed of sheet metal unless permitted by applicable state law.

Sec. 50-396. - Fences.

- (a) Fences in the required front yard may not be higher than three feet and may not be constructed of materials other than wood, wrought iron, brick, stone, stucco or finished concrete, and side or rear yard fences may not be higher than eight feet and may not be constructed of materials other than galvanized chain link, wood, wrought iron, brick, stone, stucco or finished concrete. Fiber cement material, such as Hardie board or Hardie panel, is prohibited fence material.
- (b) The replacement of more than 25 percent in a one-year period of an existing fence not constructed of the materials authorized in this section shall require reconstruction of the fence with the materials authorized in this section.
- (c) On a corner lot, no fence, structure or shrubbery exceeding 18 inches in height may exist within the area created by a straight line connecting two points that are respectively 30 feet along the front and side property lines from a street intersection.

Sec. 50-397. - Vehicle parking and storage.

- (a) Parking of vehicles in unenclosed front and side yards. No vehicle whatsoever shall be parked in the front yard or unenclosed side yard of any residential premises except on the paved driveway thereof, or in a carport or garage.
- (b) Parking of utility and recreational vehicles.
  - (1) No mobile home, manufactured home, trailer, semi-trailer, commercial or agricultural tractor, boat, recreational vehicle or any other towed or self-propelled utility or recreational vehicle or device may be parked, stored, or placed in the RR Rural Residential district unless it meets the conditions of this section.
  - (2) If a vehicle described in this subsection is parked on the street (in compliance with other city regulations) or in the driveway in front of the house, or in a carport open on one or more sides, the vehicle must have legally affixed a current registration and license, must be otherwise street legal, must be capable of operating under its own power, must be titled to an owner, resident, or guest, must have not more than two axles, must be a vehicle designed and used for noncommercial purposes and for transporting nine or fewer passengers; and must not be a bus, recreational vehicle, tractor, or truck (except

for personal pickup trucks not designed or used for agricultural or commercial purposes).

- (c) Inoperable vehicle parking permits. Upon obtaining a permit from the city manager's office, an inoperable vehicle may be parked or stored on the property while undergoing repairs or restoration for a period of up to 90 days if:
- (1) The vehicle is parked in a garage that remains closed to view from the street, alley, and neighboring properties; or
  - (2) If parked in the rear yard inside the setbacks for a principal building and on a surfaced area accessed by a driveway and inside a perimeter fence enclosing the entire rear yard and meeting the definition of a "screening device," as long as no unhealthy, unsanitary, or hazardous conditions exist and none are created by the parking or storage of the inoperable vehicle.

The city manager shall not issue permits pursuant to this subsection (c) for more than three inoperable vehicles for any one property.

- (d) Boats and recreational vehicles.

- (1) Garage or screened area parking. A boat with a trailer or a recreational vehicle may be parked in a garage that remains closed to view from the street, alley, and neighboring properties or it may be parked in the rear yard inside the setbacks for a principal building and on a surfaced area accessed by a driveway and inside a perimeter fence enclosing the entire rear yard and meeting the definition of a screening device provided in section 50-1, as long as no unhealthy, unsanitary, or hazardous conditions exist and none are created by the parking or storage of the boat, trailer, or recreational vehicle.
- (2) Permits for driveway parking. A permit hereunder for boats and recreational vehicles only may be issued by the city manager or his designee for driveway parking for not more than three days in any 30-day period for the purpose of preparation for, and cleaning after, a recreational outing.

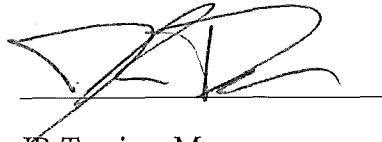
Sec. 50-398. - Moving permits required for structures moved into district.

No building may be moved into the RR Rural Residential district unless it complies with all regulations in the district.

Secs. 50-399—50-406. - Reserved.

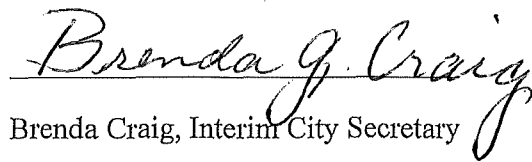
Section 3. This Ordinance becomes effective upon passage and adoption.

Passed and adopted the 12th day of January, 2021.



JR Trevino, Mayor

ATTEST:



Brenda Craig, Interim City Secretary

