

District	R-1E	R-1	R-1S
Purpose	Single-family Residential Estate - Intended to provide for conventional detached single-family dwellings at a density not exceeding one dwelling unit per five acres. Property zoned R-1E should include large lot tracts, those appropriate for large lot development given the surrounding land use and zoning, or those in conformance with the rural designation on the El Campo 2020 Land Use Plan. Manufactured homes are not permitted in the R-1E district.	Single-Family Residential - Intended to provide for conventional detached single-family dwellings. The R-1 district is considered to be appropriate for undeveloped areas in order to protect development of conventional single-family residential areas. The R-1 district may be used as a holding zone between the time of annexation and development. Manufactured homes are not permitted within the R-1 district	Single-Family Small Lot Residential - Intended to provide for conventional detached single-family patio home dwellings on small lots and low density townhouse dwelling units restricted to eight units per acre. The purpose of the R-1S district is to allow efficient utilization of land, encourage affordable housing opportunities, and allow traditional neighborhood developments. Manufactured homes are not permitted in the R-1S district
Uses	<ol style="list-style-type: none"> 1. Accessory residential uses. 2. Agricultural production, crops, livestock and animal specialties. 3. Churches and other religious organizations, including accessory facilities. 4. Conventional detached single-family residences. 5. Elementary and secondary schools. 6. Golf courses, except a miniature course or practice driving tee operated for commercial purposes. 7. Home occupations incidental to a permitted use. 8. Parks & Recreation facilities, nonprofit. 	<ol style="list-style-type: none"> 1. All uses permitted in the R-1E Single-Family Residential Estate District, excluding agricultural production, crops, livestock and animal specialties. 	<ol style="list-style-type: none"> 1. All uses permitted in the R-1 Single-Family Residential District. 2. Patio Homes. 3. Townhouses (restricted to 8 units per acre).
Max Height	2½ stories with a maximum of 35 feet from finished grade	2½ stories with a maximum of 35 feet from finished grade	2½ stories with a maximum of 35 feet from finished grade
Min Front	50 feet from street right-of-way	25 feet from street ROW	20 feet from street ROW
Min Side Yard	15 feet	6 feet	zero feet on one side and six feet on the other side. Six feet for end units of townhouse lot
Min Corner	30 feet	15 feet	10 feet
Min Rear Yard	50 feet	20 feet	15 feet
Min Lot Size	5 acre per dwelling	7,000 square feet per dwelling unit	5,000 sq feet per dwelling unit
Lot Width	300 feet	70 feet	50 feet standard for single-family dwellings. 20 feet standard for townhouse dwellings. 60 feet corner for single-family dwellings on newly platted lots. 20 feet standard for townhouse dwellings. 30 feet corner for townhouse dwellings.
Min Lot Depth	N/A	100 feet	100 feet
Parking Lot Setback	20 feet from street right-of-way/25 feet from adjoining property lines.	25 feet from street right-of-way/10 feet from adjoining property lines.	20 feet from street right-of-way/10 feet from adjoining property lines.
Standards	Nonresidential uses that are proposed for the benefit of or an amenity to a particular subdivision and not for use by the general public, i.e., neighborhood pools, clubhouses, etc., should be located within the interior of the subdivision or adjacent to an arterial street. Under certain circumstances, notification of the surrounding property owners may be required.	Nonresidential uses that are proposed for the benefit of or an amenity to a particular subdivision and not for use by the general public, i.e., neighborhood pools, clubhouses, etc., should be located within the interior of the subdivision or adjacent to an arterial street. Under certain circumstances, notification of the surrounding property owners may be required.	Nonresidential uses that are proposed for the benefit of or an amenity to a particular subdivision and not for use by the general public, i.e., neighborhood pools, clubhouses, etc., should be located within the interior of the subdivision or adjacent to an arterial street. Under certain circumstances, notification of the surrounding property owners may be required.

District	R-1M	R-2	R-3
Purpose	Single-Family Manufactured Home Park/Subdivision - Intended for manufactured home parks and manufactured home subdivisions. Conventional single-family dwellings, two-family dwellings, patio homes, and multiple-family dwellings are not permitted within the R-1M district.	Mixed Residential - Intended for various types of single and two-family residential development, including manufactured homes (including modular homes) on individual lots, conventional detached single-family homes, and two-family duplexes. The purpose of the R-2 district is to allow a blend of residential uses within a compatible, cohesive neighborhood	Multiple-Family Residential - Intended for various types of residential development, including conventional single-family and two-family residences and multiple-family dwellings such as duplexes, triplexes, town homes, condominiums, and apartments. Manufactured homes are not permitted in the R-3 district. The R-3 district may be used to develop mixed residential use communities
Uses	<ol style="list-style-type: none"> 1. Accessory residential uses, including a manager's dwelling and office, storage building, restrooms, washrooms, bathhouse in conjunction with a swimming pool, for the private use of the occupants of the park or subdivision, recreation building, and similar uses. 2. Churches and other religious organizations, including accessory facilities. 3. Elementary and secondary schools, public or private, (provided that any such building shall be located not less than 40 feet from any side or rear lot line). 4. Golf courses, except a miniature course or practice driving tee operated for commercial purposes. Home occupations incidental to a permitted use. 5. Manufactured homes. 6. Parks. 7. Recreation facilities, nonprofit. 	<ol style="list-style-type: none"> 1. All uses permitted in the R-1S district. 2. Manufactured homes in accordance with R- 1M district. 3. Two-family residences (duplexes). 	<ol style="list-style-type: none"> 1. All uses permitted in R-1S district. 21. Multiple-family dwellings. 3. Nursing, convalescent home or assisted living center. Social club, private facility. 4. Two-family dwellings (duplexes).
Max Height	1 story with a maximum of 15 feet from finished grade	2½ stories, with a maximum of 35 feet from finished grade.	Three stories, with a maximum of 45 feet from finished grade. Duplexes: 2½ stories, with a maximum of 35 feet from finished grade.
Min Front	25 feet from street ROW/ 20 ft from private street easement	25 feet from street ROW	25 feet from street ROW
Min Side Yard	10 ft on each side measured horizontally from the nearest point of the rear line of the unit or lot to the nearest part of the manufactured or mobile home	6 feet	10 feet
Min Corner	15 feet	15 feet	20 feet
Min Rear Yard	20 feet measured horizontally from the nearest point of a unit or lot line to the nearest part of the manufactured or mobile home	20 feet	25 feet
Min Lot Size	5200 square feet per dwelling unit within a manufactured home park/6500 sq ft per dwelling unit within a manufactured home subdivision	6000 square feet per dwelling units	2,500 square feet per dwelling unit. Single-family dwelling unit: 6,000 square feet per dwelling unit. Duplexes: 3,600 square feet per duplex unit
Lot Width	40 feet (manufactured home park)/50 feet (manufactured home subdivision)	60 foot standard/70 feet corner on newly platted lots	N/A
Min Lot Depth	100 feet	100 feet	N/A
Parking Lot Setback	25 feet from street right-of-way/10 feet from adjoining property lines.	25 feet from street right-of-way/10 feet from adjoining property lines.	20 feet from street right-of-way/00 feet from adjoining property lines.
Standards	<p>Compliance with other ordinances. All applicable requirements of the city codes concerning utility connections must be complied with and the necessary permits acquired prior to a manufactured home being placed within the city. Plat requirements: No manufactured home park or subdivision shall be constructed or developed without following all platting procedures outlined in chapter 38, pertaining to subdivisions.</p> <p>Screening requirements: All manufactured homes located within the city limits shall be totally screened around the bottom, with the exception of mobile/manufactured home parks. General rules and regulations for manufactured home parks. The following rules and regulations shall be adhered to in regards to all manufactured home park developments: All streets within the development shall be privately owned and maintained. Proper easements shall be granted for access by police, fire, ambulance and sanitation vehicles. The domestic water supply shall be serviced by a single master water meter and all lines within the development shall be privately owned and maintained. In the event a fire hydrant is required within the park to provide fire protection, this main line shall be located within a dedicated easement and maintained by the city. Sanitary sewer connections will be made at manholes at the main line and all lines within the development shall be privately owned and maintained. The garbage collection system will be coordinated with the city's solid waste contractor.</p>	<p>Nonresidential uses that are proposed for the benefit of or an amenity to a particular subdivision and not for use by the general public, i.e., neighborhood pools, clubhouses, etc., should be located within the interior of the subdivision or adjacent to an arterial street. Under certain circumstances, notification of the surrounding property owners may be required.</p>	<p>Lot coverage: 60 percent of lot area, including principal and accessory buildings. Minimum separation between principal buildings: 20 feet. Property zoned R- 3 shall have frontage and main access directly on an arterial or collector street. A minimum of ten percent of the net site area shall be common area for use by all persons who reside on the premises, i.e., playground, tennis court, swimming pool, exercise path, natural preserve area, etc. Pedestrian circulation systems (sidewalks, walkways, paths) shall be located and designed to provide adequate pedestrian access within the development and to adjacent parcels.</p>