



## **Sec. 110-68. R-2, single-family residence.**

The following regulations shall be applicable to the R-2, single-family residence, zoning district:

- (1) *Description and purpose:* A medium-density zone composed primarily of individual homes.
- (2) *Permitted use:* One-family dwelling.
- (3) *Maximum percentage of lot to be used for buildings or accessory structures:* Thirty-five (35) percent.
- (4) *Maximum living area for houses:* (a) For lots platted prior to July 3, 1961 that have less than 70 feet of frontage, one thousand one hundred (1,100) square feet; (b) for all other lots, one thousand two hundred (1,200) square feet.
- (5) *Maximum height of buildings:* Two and one-half (2 ½) stories or thirty-five (35) feet.
- (6) *Minimum lot area:* Eight thousand four hundred (8,400) square feet.
- (7) *Minimum frontage of lot:* (a) For lots platted prior to July 3, 1961, sixty (60) feet; (b) for all other lots, seventy (70) feet.
- (8) *Minimum lot depth:* (a) For lots platted prior to July 3, 1961, one hundred (100) feet; (b) for all other lots one hundred twenty (120) feet.
- (9) *Minimum yard setback:*
  - a. For lots platted prior to July 3, 1961 that have less than 70 feet of frontage:
    1. Front, twenty-five (25) feet.
    2. Side, no less than five (5) feet on any one side.
    3. Rear, fifteen (15) feet.
    4. Side street, fifteen (15) feet.
  - b. For all other lots
    1. Front, twenty-five (25) feet.
    2. Side, fifteen (15) feet total for both sides, no less than five (5) feet on any one side.
    3. Rear, fifteen (15) feet.
    4. Side street, fifteen (15) feet.
- (10) *Permitted accessory use:* Garden, tool and playhouses, personal recreation facilities.
- (11) *Accessory structures:*
  - a. No storage, garden, tool or playhouse shall be used as a garage.
  - b. Garages shall meet all the setback requirements as required for the principal building.
  - c. No garage or driveway shall exit out the back of the lot.
  - d. Maximum height, fifteen (15) feet.
  - e. If the total square footage of any individual accessory structure exceeds 200 square feet, that structure shall meet the setbacks for the principal building.
  - f. An accessory structure whose square footage equals 200 square feet or less may be eligible for the alternate setbacks in accordance with section 110-86.
- (12) *Conditional uses:* Parks.
- (13) *Off-street parking:* (a) Minimum, for lots platted prior to July 3, 1961 that have less than seventy (70) feet of frontage, two off-street parking spaces, including either a one-car carport or a one-car garage; (b) for all other lots, minimum two-space garage (see Section 110-162).

## **Sec. 110-86. Accessory structures in residential zones.**

- (a) The total percentage of square feet for principal buildings and accessory structures may not exceed the maximum percentage of lot to be used for buildings.
- (b) The square footage of a single accessory structure shall not exceed 50% of the principal building's footprint.
- (c) The total square footage of all accessory structures shall not exceed 100% of the principal building's footprint or shall not exceed the maximum percentage of lot to be used for buildings, whichever is less.
- (d) Accessory structures whose square footage equals 200 square feet or less may meet the alternate accessory setbacks as follows:

**Sec. 110-86. Accessory structures in residential zones.**

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Alternate minimum accessory structure setback:

1. Side, five (5) feet or interior line of easement.
2. Rear, five (5) feet or interior line of easement.
3. Front, to front of house.

- (e) If the total square footage of accessory structures exceeds 200 square feet, only 200 square feet of those individual structures may meet the accessory setbacks. All other structures must meet the principal building setbacks. Square footage of structures may not be split between the alternate and principal building setback.
- (1) For example, if a residential lot has one 5x10 (50 square foot) structure and one 8x12 (96 square foot) structure, both structures may meet the alternate setbacks. However, adding a 10x10 (100 square foot) structure would cause the total amount of accessory structure square footage to exceed 200 square feet, so the 10x10 building would be required to meet the principal building setback.
- (f) The following structures do not count towards the 200 square foot amount or the maximum Percentage of lot to be used for buildings:
- (1) In ground flag poles;
  - (2) Fences;
  - (3) Light poles;
  - (4) Antennas;
  - (5) Satellite dishes;
  - (6) Screen enclosures;
  - (7) Swimming pools;
  - (8) Water features;
  - (9) Garden structures;
  - (10) A-frame playground equipment not anchored to the ground and that can be moved without being disassembled;
  - (11) Flat decks that are no more than 2 feet in height and are not attached to the principal building and do not have a roof; and
  - (12) Flat decks that are attached to the principal building.

**Sec. 110-2 Definitions.**

*Principal building* means the largest habitable building on a residential lot.

The complete ordinance can be found on the City of Lake Jackson website: [www.lakejackson-tx.gov](http://www.lakejackson-tx.gov). Select City Government, Code of Ordinance link, and then select Chapter 110. Copies available at the Public Works desk.