

**The following is taken from the City of Combine, Ordinance No. 70A
Zoning Ordinance Vol. 1034, page 503-507 & page 528-529**

Section 9: R-1A, SINGLE-FAMILY DWELLING DISTRICT

A. USE RESTRICTIONS

In an R-1A, Single-Family Dwelling District, no land shall be used and no building shall be erected for or converted to any use other than:

1. A single-family residence
2. Farm, truck garden, orchard or nursery and greenhouse for the growing of plants, shrubs and trees, provided no retail or wholesale business is maintained on the premises.
3. Temporary buildings to be used for construction purposes only, and which shall be removed upon completion or abandonment of construction work. Field offices for the sale of real estate, which shall be removed upon request of the Building Official.
4. Day Nursery where not more than four (4) children, not related by blood, are kept at one time.
5. Accessory buildings which are structures incidental to the uses described above.
6. Home occupational activities as described in SECTION 8:D.

B. HEIGHT REGULATIONS

No building, dwelling or structure in an R-1A, Single-Family Dwelling District, shall exceed two and one-half (2 -1/2) stories in height.

C. AREA, FRONTAGE, YARD SPACING AND CONSTRUCTION REGULATIONS

The following regulations shall apply to every building, dwelling or structure in an R-1A, Single-Family Dwelling District.

1. FRONT YARD
 - a. There shall be a front yard having a minimum depth of not less than sixty (60) feet.
 - b. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
2. SIDE YARD
 - a. There shall be two side yards, one on each side of the building, each having a width of not less than fifteen (15) feet.
 - b. On corner lots, every building, dwelling or structure shall be placed no closer than sixty (60) feet from any street or highway. Additionally, a fifteen (15) foot side

yard and rear yard shall be maintained on each side of the structure not bound by a street.

3. REAR YARD

There shall be a rear yard having a depth of not less than twenty percent (20%) of the depth of the lot.

4. AREA OF THE LOT

The minimum area of the lot shall be one (1) acre (43,560 square feet).

5. WIDTH OF LOT

The minimum width of the lot shall be one hundred fifty (150) feet.

6. DEPTH OF LOT

The minimum depth of the lot shall be greater than the width of the lot.

7. PARKING REGULATIONS

Off-street parking space shall be provided on the lot to accommodate two (2) motor vehicles for each dwelling unit. For places of public assembly, parking spaces shall be located within the required front yard or side yard. Places of public assembly shall provide off-street parking at the ratio of one (1) space for every five (5) occupants.

8. AREA OF DWELLING

Two thousand (2,000) square feet shall be the minimum living area of the dwelling and two thousand five hundred (2,500) square feet shall be the minimum including garage and/or carport of the dwelling.

9. AREA OF COVERAGE

The main structure and all accessory buildings shall not occupy more than twenty-five percent (25% of the lot).

10. CONSTRUCTION

- a. Foundation construction shall be concrete slab on grade or cast-in-place pier and beam.
- b. At least 75% of the exterior walls of the main building, dwelling or structures upon a lot shall be of standard masonry veneer construction, provided, however, that such building, dwelling or structures shall be excepted from the aforesaid requirement if, upon written request of the owner, the Board of Adjustments shall find as follows:
 1. Construction of the building, dwelling or structures upon such lot using wood frame, logs or other requested building materials shall not constitute a fire hazard to other structures in the immediate vicinity.

2. The proposed materials and construction of such building, dwelling or structure shall comply with all other applicable city ordinances and codes.
3. The materials proposed for construction of each building, dwelling or structure shall not be so incompatible with surrounding structures as to have a clearly detrimental effect on the value of adjacent properties.
4. Fire retardant materials shall be used for roofing; Composition shingles, tile, or fire resistant treated wood shingles.

D. HOME OCCUPATIONAL ACTIVITIES

In an R-1A, Single-Family Dwelling District, a home occupation may be engaged in, as provided, that such occupation is only incidental and secondary to the use of the residence for residential purposes and only after approval of a Specific Use Permit, thereafter, a public hearing before the Planning and Zoning Commissions and final approval by the City Council. In approving the home occupation no authorization shall be granted which would change the residential character of the residence in use of appearance or which would be detrimental to the adjacent and abutting properties. No home occupation shall be permitted as an accessory use, which involves or requires any of the following:

1. The employment of help other than members of the resident family.
2. Any alteration in the residence character of the premises.
3. Any outdoor storage or display of equipment, appliances, materials or supplies.
4. Generation of pedestrian or vehicular traffic greater than that normal to the district, or of offensive or objectionable noise, glare, vibration, odor or electrical disturbance.
5. The maintenance of an office open to the general public.
6. Advertisement of the address or the property to attract customers, clients or the public to the premises.
7. The use of commercial vehicles which operate to and from the premises, except that vehicles used for one departure and return parked on a public street or right of way.
8. The use of any accessory sign on the premises advertising a home occupation.

E. USES SUBJECT TO SPECIFIC USE PERMITS

The following uses shall be permitted only after approval of a Specific Use Permit by the City Council.

1. INSTITUTIONAL

Churches and parish houses; cemeteries, schools and colleges, including dormitories; public buildings and structures of the recreational, cultural, administrative and public service types; parks, playgrounds, neighborhood recreational centers, golf courses (but not including miniature golf course, driving range or any forms of commercial amusement), fire station.

2. PUBLIC UTILITIES

Public utilities and railroad right-of-way and tracks (not including terminals railroad yards), reservoirs, water towers, pumping plants, storage yards, telephone exchange (provided no public business and no repair or storage facilities are maintained).

SECTION 21: VIOLATION AND PENALTY

Any violation of this ordinance shall be a misdemeanor, and each day that said violation occurs shall be a separate misdemeanor, and the penalty for violating the provisions of this ordinance shall not exceed **one thousand (1,000) dollars** for each instance of violation.

Any owner or owners of any building or premises or part thereof, who participates in, or knowingly and willingly permits a violation of this ordinance, and any architect, builder, contractor, agent, person or corporation who assists in the commission of any such violation, shall be considered a separate offense, and upon conviction thereof, shall be fined as provided in the preceding paragraph.

The penalty provided herein shall be cumulative of other remedies provided by state law and the power of injunction as provided, may be exercised in enforcing this ordinance whether or not there has been a criminal complaint filed.

In addition to the penalty provided, the right is hereby conferred and extended to any property owner owing property in any district where such property may be affected by a violation of the terms of this ordinance, to bring suit in such court or courts having jurisdiction thereof, and obtain such remedies as may be available at law or in equity for the protection of the rights of such property owners.

The entire ordinance can be viewed at Combine City Hall
or on the website at www.combinetx.com.