

KEY EXCERPTS FOR THE HILL AREA RESIDENTIAL ZONING DISTRICT (HR-1)

DEVELOPMENT CODE, CHAPTER 2 (ZONING) ARTICLE II: PART 2. STANDARD RESIDENTIAL DISTRICTS

The Hill Area Residential District provides for the development of low-density Single-Family, Detached Dwellings.

HILL AREA RESIDENTIAL ZONING DISTRICT (HR-1) *(Boundaries established Sept. 23, 1997 under Ord. No. 1093)*



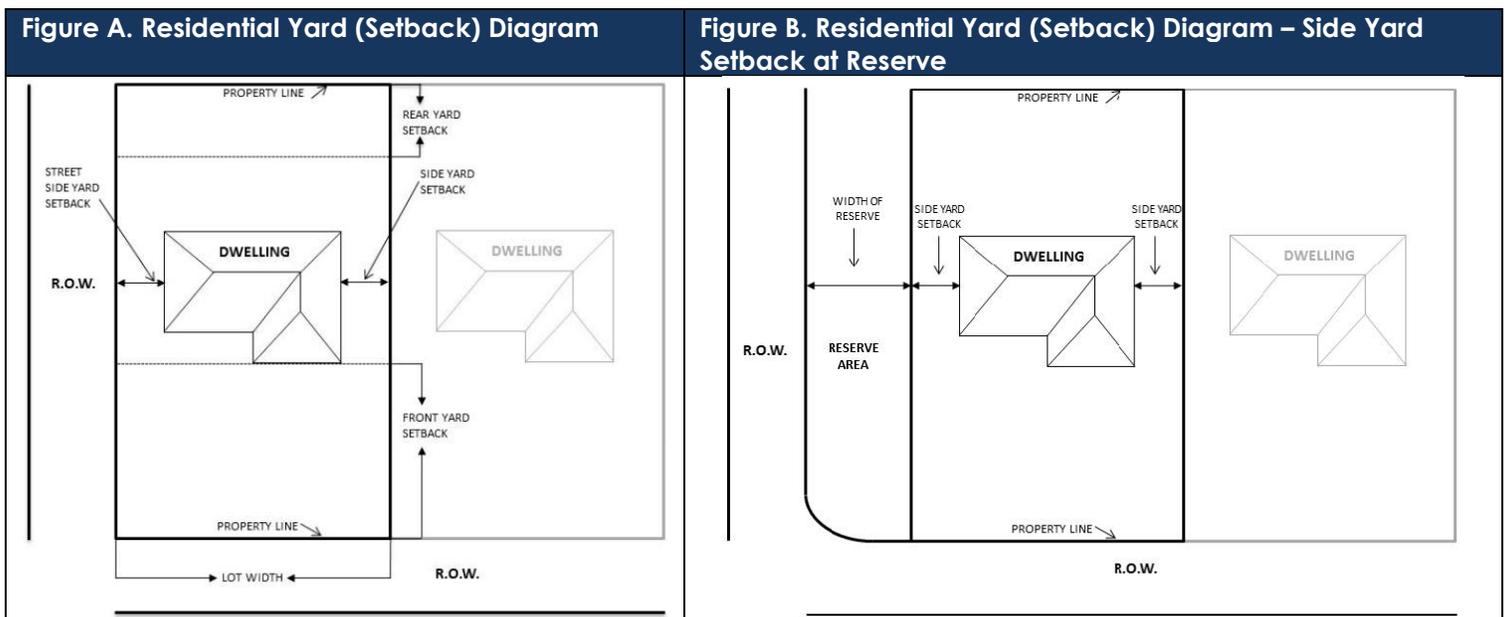
Zoning Districts		
R-1E - RESIDENTIAL ESTATE	R-3 - TOWNHOUSE RESIDENTIAL	M-1 - RESTRICTED INDUSTRIAL
R-1R - RESTRICTED SINGLE-FAMILY RESIDENTIAL	R-4 - MULTI-FAMILY RESIDENTIAL	M-2 - GENERAL INDUSTRIAL
R-1 - STANDARD SINGLE-FAMILY RESIDENTIAL	B-0 - BUSINESS OFFICE	HR-1 - THE HILL RESIDENTIAL
R-1-I STANDARD SINGLE-FAMILY RESIDENTIAL (INTERIM)	B-1 - NEIGHBORHOOD BUSINESS	MUC - MIXED USE CONSERVATION DISTRICT
R-1Z - ZERO LOT LINE SINGLE-FAMILY RESIDENTIAL	B-1-I NEIGHBORHOOD BUSINESS (INTERIM)	PD - PLANNED DEVELOPMENT
	B-2 - GENERAL BUSINESS	PD-I PLANNED DEVELOPMENT (INTERIM)
	B-2-I GENERAL BUSINESS (INTERIM)	BR - BRAZOS RIVER PARKS AND CONSERVATION

RESIDENTIAL DISTRICT REGULATIONS

The following regulations apply in the Hill Area Residential District:

Hill Area Residential District Regulations		
Minimum Lot Area	6,600 sq. ft.	
Minimum Lot Width	60 ft. (Corner Lots: 70 ft.)	
Minimum Lot Depth	110 ft.	
Minimum Yard Setback		
Front	25 ft. (a)	
Rear	15 ft. (b) (m)	
Street Side	15 ft. (c)	
Side	Residential Use (See Figure A & B)	10 ft.
	Nonresidential Use	25 ft. (d)
	Garage Setback	1.5 feet from side and rear property line
Maximum Lot Coverage	40%	
Maximum Height of Principal Structures	2 ½ stories, but not more than 27 feet from finished grade. 2 story garages are allowed	
Maximum F.A.R.	0.71	
Maximum Lot Width	120 ft.	
REFERENCES		
a	20 feet on Lots with Front Yards on cul-de-sac	
b	25 feet for Rear Yards abutting Arterial Street	
c	Parking Garages whose main driveway door faces the Street must not be located closer than 20 feet to the Street Side Lot Line.	
d	Private Garages may a be a maximum of 2 stories with no more than 27 feet in height from finished grade; and have 1.5 feet setback from side and rear property line	
(Refer to Sec.2-72 for detailed regulations)		

Note: Lake or waterway: Principal building must be at least 25 feet from water's edge.



(This information is designed to summarize key regulations for the Hill Area Residential District (HR-1) Zoning District. It is not a substitute for becoming familiar with all of the information within the City of Sugar Land Development Code or Code of Ordinances, which can be found online at www.sugarlandtx.gov.)

ARTICLE IV. SUPPLEMENTAL REGULATIONS

FENCES

Fences in a Front Yard setback must not exceed four (4) feet in Height nor be placed as to violate any sight distance requirements of the Code of Ordinances. Fences made of wire are not permitted within any Front or Street Side Yard, unless the Fence is a replacement or repair of an existing wire Fence. (Refer to Sec.2-191 for detailed regulations)

ACCESSORY STRUCTURES

Accessory Structure means a building or structure that serves a use customarily incidental to and located on the same lot occupied by the principal building. (e.g. Private Garages and carports, farm structures, tool houses, greenhouses, home workshops, children's playhouses, storage houses, and garden shelters.) (Refer to Sec.2-192 for detailed regulations)

- Accessory Structures are subject to the same regulations as apply to Principal Buildings in each district, except as otherwise specified in this Section.
- An Accessory Structure must not be established on any Lot prior to the establishment of the Principal Building.
- An Accessory Structure must comply with Front and Street Side Yard setbacks.
- Accessory Structures must not be located within a parking lot setback as identified in Article V: Off-Street Parking and Loading Regulations.
- The total square footage of all Accessory structures located in a required Rear Yard shall not be larger than 225 square feet or 25% of the required Rear Yard, whichever is greater.
- *Sheds*
 - Lots 6,600 square feet or less may have a shed that is up to 200 square feet.
 - Lots greater than 6,600 square feet may have a shed that does not exceed 3% of the lot area.
- *Private Garage or Carport*
 - Lots 6,000 square feet or less may have a Private Garage or Carport that is up to 600 square feet.
 - Lots greater than 6,000 square feet may have a Private Garage or Carport that does not exceed 10% of the Lot area.
 - If more than one (1) garage is provided, this requirement applies to the total square feet of all garages.
- *Special Provisions for Detached Private Garages in HR-1*
 - Maximum height of two (2) stories, but not more than 27 feet in height as measured from finished grade to the highest point of the Structure
 - Located at least one and one half (1 ½) feet from any Rear or Side Lot Line
- *Accessory Dwelling Unit* may be added as accessory quarters in the Principal Building or as part of a detached garage if:
 - The accessory quarters is not more than six hundred (600) square feet of Living Space, and
 - Occupant(s) do not pay compensation for the use of the accessory quarters