

Proposed Development Code Changes (Redlined)

Sec. 2-192. - Accessory Structures.

A. Accessory Structures are subject to the same regulations as apply to Principal Buildings in each district, except as otherwise specified in this Section.

B. For the purposes of this section only, an unenclosed structure is one that is walled along less than 50% of the perimeter.

CB. An Accessory Structure must not be established on any Lot prior to the establishment of the Principal Building.

DC. An Accessory Structure must comply with Front and Street Side Yard setbacks.

ED. Accessory Structures must not be located within a parking lot setback as identified in Article V: Off Street Parking and Loading Regulations.

FE. In Nonresidential Districts, Accessory Structures must not be more than 20 feet in height as measured from finished grade to the highest point of the Structure.

GF. In Residential Districts, Accessory Structures must comply with the following additional regulations:

1. An Accessory Structure must comply with Rear and Side Yard setbacks with the following exception.

An Accessory Structure may be located up to 5 feet from any Rear or Side Lot Line if the structure meets the following requirements:

- a. It has a maximum height of 1½ stories, but no more than 20 feet as measured from finished grade to the highest point of the Structure;
- b. It does not have a Rear Lot Line facing balcony or window above the first story;
- c. It is Detached and located at least 540 feet from the Principal Building; and
- d. It may be connected by a Breezeway or Patio Cover to the Principal Building if the following requirements are met (See Figure 2-192.A&B):
 - (1) The Accessory Structure is located at least 540 feet from the Principal Building;
 - (2) The Breezeway or Patio Cover is unenclosed; and
 - (3) The Breezeway or Patio Cover is no more than 20 feet in height as measured from finished grade to the highest point of the structure, is not wider than 6 feet as measured from edge-of-eave to edge-of-eave.

Figure 2-192.A: Breezeway Connecting Garage and Principal Building

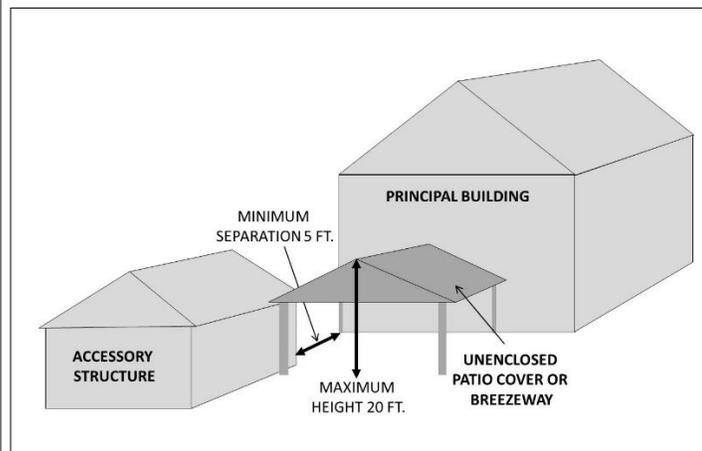
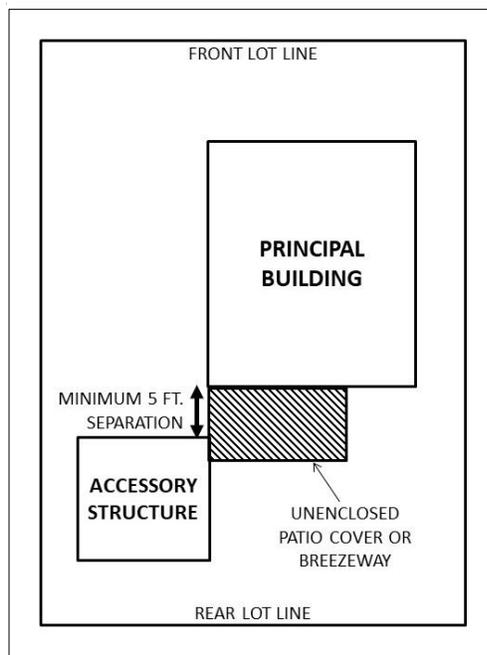
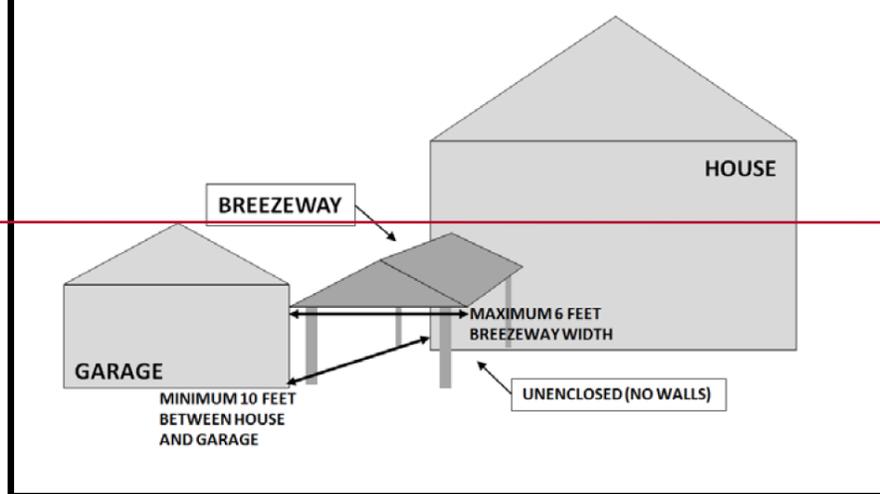


Figure 2-192.A&B

2. The total square footage of all Accessory Structures located in a required Rear Yard shall not be larger than:
 - a. R-1E district: 1,563 square feet or 25% of the required Rear Yard, whichever is greater
 - b. R-1R district: 563 square feet or 25% of the required Rear Yard, whichever is greater
 - c. R-1 district: 225 square feet or 25% of the required Rear Yard, whichever is greater
 - d. R-1Z district: 125 square feet or 25% of the required Rear Yard, whichever is greater
 - e. R-2 district: 500 square feet or 25% of the required Rear Yard, whichever is greater
 - f. R-3 & R-4 district: 25% of the required Rear Yard

3. *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. If more than 1 shed is provided, this requirement applies to the total square feet of all sheds.
4. *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 1 garage is provided, this requirement applies to the total square feet of all garages.
5. The provisions of this Section 2-192 do not apply to The Hill Residential Zoning District (HR-1).

(Ord. No. 2149, § 7, 2-19-2019; Ord. No. [2201](#), §§ 7, 8, 7-21-20)

Sec. 10-3. - Definitions.

P

Park means an area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.

Parking Lot means an off-street portion of a lot designed and used for the temporary parking or storage of motor vehicles, but not including the driveways and Private Garages serving single-family or two-family dwellings.

Parking Space means an area on a lot or site or within a building, other than on a public street or alley, used or intended for use for parking a motor vehicle.

Patio Cover means a structure with a solid roof that is unenclosed and not climate controlled.

Pedestrian Realm means the space behind the curb of the street that provides physical space for pedestrian activity, buffering from the vehicular and bicycle traffic along the street, and space for shade and other elements that affect pedestrian comfort.

Pergola or Arbor means a permanent structure consisting of vertical posts with connected crossbeams at the top providing an open framework. Pergolas may extend from a building or be freestanding, and are typically constructed of wood, metal or similar material and are typically covered with trained climbing plants to provide shade.

Planned Development (PD) District means a customized zoning district that allows a specific set of uses, bulk regulations, and alternative standards that would not otherwise comply with the regulations of the primary zoning districts, but offer special benefits to the community.

Plat means a plan creating 1 or more lots that has been approved by the City as required by law and filed in the plat records of Fort Bend County.

Porch means a covered platform extending from a building, typically at an entrance with a separate roof. Porches may be an open or enclosed room attached to the outside of a building. A covered walkway or breezeway is not a porch.

Premises means a tract of land, including any building or structure on that tract.

Principal Building or Use means the primary use and chief purpose of a premises or building.

Protected Tree means a hardwood tree having a minimum caliper size of 8 inches or greater, as measured 4½ feet above ground level.

Public Utility means an entity engaged in the business of providing water, sewer, telephone, communication, cable television, natural gas, or electric services to the general public.