

SECTION 1 For the purpose of this chapter, the following words and phrases shall have the meanings herein ascribed to them: Generally. Words in the present tense shall include future; words in the singular shall include the plural number and words in the plural number shall include the singular; the words "building" shall include the word "structure" and the word "lot" shall include the word "plot".

Accessory, A subordinate use or separate building customarily incident to and located upon the same lot with the main use or building.

Accessory building. A small building for subordinate use such as is customarily used in connection with the use of the main building located upon the same lot, but not attached to the main building.

Apartment. A room or suite of rooms in a building arranged, designed or occupied as a residence of an individual or family.

Apartment house. A building or portion thereof arranged, designed or occupied by three (3) or more families or group of individual not members of the same family.

Boardinghouse. A building other than a hotel where lodging or meals for three (3) or more persons, not members of the household, are served for compensation.

Condominium. A single-family residence with zero lot lines, made up of two (2) or more adjoining structures with common ownership of various accommodations, such as swimming pool, etc.

Family. A family is any number of individuals living together as a single housekeeping unit.

Mobil home. A structure transportable in one (1) or more selections, which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein.

Nonconforming use, A building or premises occupied by or devoted to a use that does not conform to the regulations or the district in which it is located.

One Family Residence. A detached building having accommodations for and occupied by only one family, containing not less than eight hundred (800) square feet of floor space, except on special permit obtained from the City Council.

Two Family Residence. A detached building having separate accommodations for and occupied as a resident by two (2) families and containing not less than one thousand two hundred (1,200) square feet of floor space.

DISTRICT R-1 Single Family Residential.

(a) Use regulations, Buildings or premises shall be used only for the following purposes:

(1) Single family residence

- (2) Parks, playgrounds, and other public recreation facilities owned and or operated by a private individual.
- (3) Customary home occupation and uses, provided that such uses are located in the dwelling used by such person as his or her private residence and provided that no assistant is employed and no window display or sign is used to advertise the same.
- (4) Real estate sales offices during the development of residential subdivisions, but not to exceed two (2) years.

(a) Area Regulations

- (1) Height: Not to exceed thirty-five feet or two and one-half (2½) stories.
- (2) Building Area: Not less than one thousand (1,000) square feet of living area. Deep Water Bay (1600) square feet; Presidio (2400) square feet; Dorchester (2400) square feet.
- (3) Front Yard: Not less than 10 feet.
- (4) Side Yard: Not less than (5) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet wide.
- (5) Rear Yard: Not less than twenty-five (25) feet for main building.
- (6) Lot Size: Not less than fifty (50) feet wide; one hundred and ten (110) feet deep and area five thousand, five hundred (5,500) square feet.
- (7) ~~Side Yard of Accessory Buildings:~~ Accessory buildings will maintain a five-foot side yard located behind the main building but less than five (5) feet from the rear lot line.

(A) Residential: No Mobile or Pre-Fab Homes.

1. That Deep Water Bay Addition be zoned "Residential". single family homes erected on lots shall not have less than 1600 square feet. No Mobile Homes or Pre-Fab.
2. That Presidio Drive be zoned "Residential" single family homes erected on lots shall not have less than 2400 square feet.
3. That all of North side 1214 be zoned "Residential"
4. That Blackburn addition be zoned "Residential" 2400 square feet or up. No Mobile or Pre-Fab homes.
5. That Hubbard Road and Richardson be zoned "Residential". No Mobile or Pre-Fab Homes.

B. Residential Single or Two Family

1. That Langley, Blair and Thomas Streets be zoned "Residential R-1, R-2 (Two Family)

C. Residential Mobile and Pre Fabrication

1. That Bridgeview which includes street Boatman, Leroy Kirby Smothers and Cappy be zoned "Mobile and Residential".

No more businesses in the area unless approved by 75% of property owners. All residential buildings must be "dried-in" within 150 working days after starting, or approval from Caney City Council Special Areas and Permits:

- D.
1. That schools and churches be zoned "Special Areas and Permits" S-1
 2. That Caney Cove be zoned "Special Area and Permits" R-1 and R-2 and S-1 and S-2.

E. Commercial

1. That all of 198 be zoned "Light Commercial" L-C
No Mobile Business
2. That one block west of Brookins Street on the South
side of FM 1214 to Hwy. 198 be zoned "Light Commercial" L-C

APPROVED AND PASSED this the 15 day of March 19 96.



Mayor of Caney City

ATTEST:



City Secretary