



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JANUARY 20, 2026, 6:30 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Public Comment

This item allows the public an opportunity to address the Board of Adjustment on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the board cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the board. Comments will be limited to three minutes total for any and all items being presented. Public comment is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Board of Adjustments.

1. December 16, 2025 Meeting Minutes

Regular Agenda

2. Conduct a public hearing and discuss, consider and act regarding a request from Matthew Zarbinian and ZAMI LLC for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations (3) for the construction of an accessory dwelling unit in the required rear yard. The property is located at 16 Shorehaven Lane and is legally described as Shore Haven Addition, Block A, Lot 2.
3. Conduct a public hearing and discuss, consider and act regarding a request from Scott and Rachel Perry for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (3) for the construction of a garage/accessory building in the required rear yard. The property is located at 308 Lone Tree and legally is described as Harbor Grove Estates 1, Block C, Lot 13R.

Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on January 12, 2026 at 4:45 p.m.

C Chaudoir

Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, DECEMBER 16, 2025**

MINUTES

Call to Order

Meeting called to order at 6:14 by Chairman Crawford.

Roll Call

PRESENT

Chairman Larry Crawford
Member Dennis Day
Member David Jones
Alternate 2 Joseph Connor

ABSENT

Vice Chairman Joey Hernandez
Member Brian Engle
Alternate 1 Smita Pascual

ALSO PRESENT

Kaitlen Cerney, Town Attorney
Ian Theodore, Council Liaison
Chris Chaudoir, Administrative Assistant

Pledge of Allegiance to the U.S. And Texas Flags

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman Crawford.

Invocation

Invocation given by Councilman Theodore.

Public Comment

No Public Comment

Consent Agenda

1. August 19, Meeting Minutes

Motion to accept as presented made by Member Day, Seconded by Member Conner.
Voting Yea: Chairman Crawford, Member Day, Member Jones, Member Conner. Motion passed unanimously.

Regular Agenda

2. Conduct a public hearing and discuss, consider and act regarding a request from John Krenn for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses (2) for the construction of an oversized accessory structure. The property is located at 127 Woody Trail and is legally described as A0284A Cobb, Tract 127.

John Krenn, 127 Woody Trail, explained he needs additional space for storage and vehicle repair at his home for his personal vehicles and property. Chairman Crawford totaled the present garages and storage at the property as 2044 square feet and, with the addition of another 1800 square feet as presented, the total would be 3844 square feet or the equivalent of eight (8) 22 by 22 garages. Mr. Krenn explained he is a licensed boat dealer with approximately 11000 square feet total in downtown Fort Worth but the structure under consideration would not house any of those vehicles, only his personal property. The 4 car attached garage houses his wife's car and gym equipment, the detached structure is 2 cars deep and used for several personal cars, jet skis and equipment. The other structure on site is a pool house. There are several trailers on the property and other personal recreational vehicles stored at his office that he has no covered place to park at the house. He enjoys buying a lot of "toys and stuff" that are not business related.

Public Hearing opened at 6:25 p.m.

Member Day asked about the configuration of the structure and attachment to the existing building. Mr. Krenn explained the structures would be anchored to concrete and the carport to the new metal building. He has not decided on final plans yet. Member Jones confirmed letters had been sent to the neighbors and no responses had been received. Mr. Krenn talked about the other similarly sized buildings in the neighborhood and his discussion with the adjoining neighbor.

Public Hearing closed at 6:28 p.m.

Motion to approve as submitted made by Member Day, Seconded by Member Jones. Voting Yea: Chairman Crawford, Member Day, Member Jones, Member Conner. Motion passed unanimously.

Adjournment

Motion to adjourn made by Member Jones, Seconded by Member Day. Voting Yea: Chairman Crawford, Member Day, Member Jones, Member Conner. Motion passed unanimously.

Meeting adjourned at 6:29 p.m.

Approved:

Larry Crawford, Chairman
Position 2

Attest:

Chris Chaudoir,
Administrative Assistant



COMMUNITY DEVELOPMENT
BOARD OF ADJUSTMENT APPLICATION

Address/Location: 16 SHOREHAVEN LN HICKORY CREEK, TX 75065

Legal Description (Abstract / Name, Lot, Block, Tract): Shore Haven
Block Bk A Lot 2

Denton CAD Tax ID #: 2046709 Current Zoning: SF-2 Acres: .56

Owner Name Z.A.M.I

Mailing Address 16 SHOREHAVEN LN HICKORY CREEK, TX 75065

Email Address ZARBING GROUP ZARBINGGROUP@GMAIL.COM

Contact #(s) 469-230-0673

Signature [Signature]

Printed Name NIMA ZARBINIAN Date: 12/03/2025

Give a brief description of the project?

575 SQFT BUTLERS QUARTERS, [REDACTED]

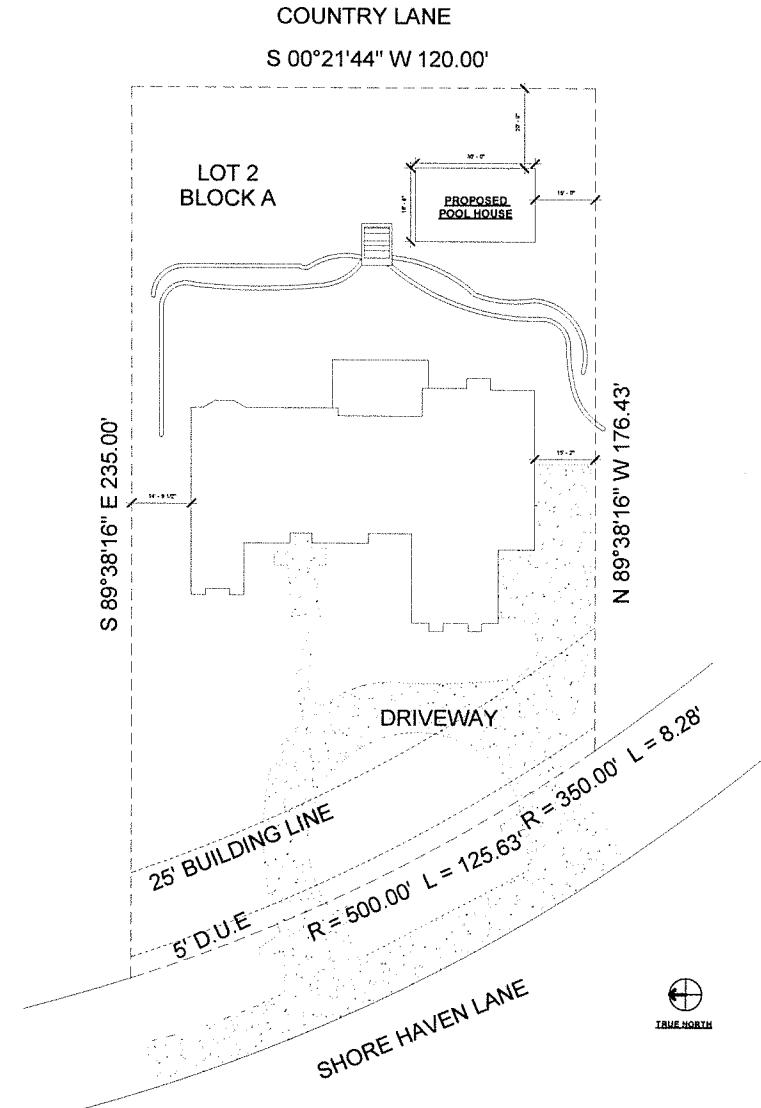
List all conditions requiring a variance:

I'M SHORT 5 FEET OF THE SET BACK

0 1' 2'

GENERAL SITE PLAN NOTES:
1) LOT SURFACE TO COMPLY WITH THE INTERNATIONAL
RESIDENTIAL CODE.
2) CONTRACTOR TO REMOVE ALL HAMMERS, PEGS AND
VEGETATION CUT STUMPS A MINIMUM OF 6" BELOW GRADE AND A
MINIMUM OF 12" DEEP.
3) CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND
EXISTING CONDITIONS.

GENERAL NOTES:
1) These plans are intended to provide the basic
construction information necessary to substantially
complete this structure. These plans must be verified and
checked completely by the builder. Any discrepancy, error,
inaccuracy or omission in these plans must be brought to
the designer before any construction work or purchase
hereof is started.
2) These plans are designed to be in substantial
compliance with current city adopted International
Residential Code. The construction shall conform to all
national, state, and local building codes and ordinances.
These codes shall take precedence over anything noted in
these drawings.
3) Contractor must verify all dimensions and scale
drawings.



① SITE PLAN
1/16" = 1'-0"



Tide
SITE PLAN

Sheet
A-001

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DC TEXAS ARCHITECTURE

DC TEXAS
ARCHITECTURE
DESIGN ■ CONSTRUCTION ■ MANAGEMENT
1520 North 15th Street, Suite 100
Dallas, Texas 75207
1-800-525-7255
www.dctexasarchitecture.com

PROPOSED POOL HOUSE

NIMA ZARBIN

16 Shorehaven Ln,
Lot 2, Block A,
Lake Dallas, TX 75065

**ISSUE FOR
PERMIT**

DECEMBER 02, 2025

ARTICLE VIII. - SF-2 RESIDENTIAL DISTRICT

SECTION 1:

Regulations set forth in this section [article] are the district regulations in the SF-2 Residential District.

SECTION 2:

Uses. Buildings may be erected, altered, or used and land may be used for any of the following purposes:

- (1) For all purposes permitted in SF-1 Residential District except as modified herein.
- (2) Only the following accessory buildings and uses:
 - (a) One private garage when located no less than 20 feet back from any other street line or located in a compartment as an integral part of the main building; provided, however, that each entrance to such garage shall be not less than 25 feet back from the lot line it faces.
 - (b) A private garage shall not have a ground floor area of more than 900 square feet.
 - (c) Servant's quarters, or other accessory buildings when located on the ground or erected over a private garage, shall not have a total height of more than 25 feet, including such quarters and the total enclosed area of such quarters shall not exceed 600 square feet in the aggregate.
 - (d) However, nothing herein shall authorize or be construed to permit the occupancy or the use of an accessory building as a place of abode or dwelling by anyone other than a bona fide servant actually then regularly employed by the occupant of the main structure on such lot, estate or land. Utility services to servant's quarters shall be metered by the same meter as those serving the main building on the premises. Accessory building may be constructed as a part of the main building, in which case the regulations controlling the main building shall apply.
 - (e) Hobby shops as an accessory use.
 - (f) Uses customarily incident to any other above uses situated in the same dwelling, when not involving the conduct of a business or industry.
 - (g) Unilluminated signs not exceeding 12 square feet in area pertaining to the sale or rental of property on which they are located; provided, however, that no advertising sign of any other character shall be permitted in SF-2 Residential District. Temporary signs may be an exception with prior approval by the Planning and Zoning Commission.
 - (h) Accessory Building. In a residential district, a subordinate building attached or detached, and used for a purpose customarily incidental to the main structure, such as a private garage for automobile storage, tool house, lath or greenhouse as a hobby (no business), home

workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business.

- (i) SF2 portable accessory buildings shall not exceed 200 square feet with a plate height of eight feet. The building must be securely anchored to the ground to withstand winds up to 75 miles per hour.

(Ord. No. 86-10-114; Ord. No. 99-02-446, 2-16-1999)

SECTION 3:

Area regulations.

- (1) *Front Yard.* There shall be a front yard having a depth of not less than 25 feet.
- (2) *Side Yard.* The minimum distance from any side building line to the property line at any point shall not be less than 15 feet.

In the case of a corner lot where the side of a lot faces the other intersecting street, there shall be a side yard of not less than 100 percent of the front yard. This regulation shall not be so interpreted as to reduce the buildable width after providing the required minimum side yard of a corner lot.

- (3) *Rear Yard.* There shall be a rear yard having a depth of not less than 30 percent of the depth of the lot, provided such yard need not exceed 30 feet.
- (4) *Width of Lot.* The minimum width of the lot shall be 100 feet at the building line and 30 feet at the front property line.
- (5) *Depth of Lot.* The minimum lot depth shall be not less than 110 feet at the average distance between the front and rear lot lines.
- (6) *Area of Lot.* Every lot shall have an area of not less than 14,000 square feet. The minimum floor area of the main building shall not be in the aggregate less than 2,000 square feet, exclusive of porches, garages and accessory buildings.
- (7) *Height Regulations.* The limits shall be two and one-half stories, but not to exceed 35 feet per dwelling, provided that the dwelling or other building or portions of building other than accessory buildings may be erected higher than 35 feet if above said 35 feet limits of said building or portions of building are set back from all required yard lines two feet for each one foot in height above said 35 feet limit; provided, however, that no building shall have a height of more than 50 feet. Height limit for any accessory building shall be 25 feet.
- (8) *Garage Regulations.* All new homes not yet under construction shall have at least a two-car enclosed garage, attached or detached, per dwelling unit.
- (9) *Driveways.* All Single-Family Districts of three acres or less shall have paved driveways.
- (10) *Construction.* All buildings shall be constructed according to the Standard Masonry Construction requirements as defined herein.

(11) *Impervious Surface Limit:* The total impervious surface installed upon any front yard, side yard, or corner side yard shall not exceed 40 percent.

(Ord. No. 2022-03-899, § 3.02, 3-28-2022; Ord. No. 2023-06-933, § 3.02, 6-26-2023)



COMMUNITY DEVELOPMENT
BOARD OF ADJUSTMENT APPLICATION

Address/Location: 308 Lone Tree Ln.

Legal Description (Abstract / Name, Lot, Block, Tract): LOT 13R Block C
OF HARBOR GROVE ESTATES 1

Denton CAD Tax ID #: _____ Current Zoning: SF3 Acres: .412

Owner Name Scott + Rachel Perry

Mailing Address 13226 Cedar Ln

FARMERS BRANCH TX 75234

Email Address SPERRY5808@gmail.com

Contact #(s) 214-507-0608

Signature

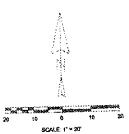
Printed Name Scott Perry Date: 12-3-2025

Give a brief description of the project?

Accessory Building
Requirement Rear yard, would like to
INSTALL A 30'W X 25'DEEP CONCRETE PAD
FOR A STEEL PRE FABRICATED BUILDING
ALSO VARIANCE FOR SEPTIC SYSTEM FOR
PROPOSED HOME, ENGINEERED DRAWINGS WILL BE
IN PERMIT PLANS

List all conditions requiring a variance:

WOULD LIKE A 25' REAR SET BACK
TO ALLOW FOR A 750 SQ FT ACC. BUILDING
SEE ATTACHED PRELIMINARY SITE PLAN
WILL NEED A SEPTIC SYSTEM AS NO
OTHER SEWER LINE IS AVAILABLE

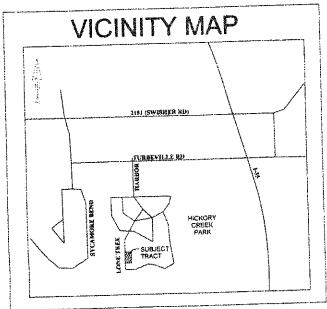


UTILITY EASMENTS:

ANY PUBLIC UTILITY, INCLUDING THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, PLANTS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT THE PUBLIC UTILITY IN THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING FROM PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

NOTICE:

DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES, IN PARTICULAR GAS AND OIL FACILITIES, THE DEVELOPER IS TO MAKE KNOWN LOCATIONS OF EXISTING PIPELINE AND/OR EASEMENTS, INCLUDING BLANKET EASEMENTS, ACROSS THE PROPERTY.



NOTES:
 1. BEING LOTS BASED ON THE FINAL PLAT OF HARBOR GROVE ESTATES I AS RECORDED IN VOLUME 2, PAGE 77 P.R.D.C.T.
 2. GROSS AREA = 6.834 ACRES
 3. ROADS ARE 20' ACRES
 4. NET RESIDENTIAL AREA = 6.814 ACRES
 5. ANY IMPROVEMENTS TO THE PROPERTY MUST REQUIRE CITY APPROVAL AND APPROVAL BEFORE ANY CONSTRUCTION CAN BEGIN.
 6. ALL IMPROVEMENTS FOR THE PROPERTY SHALL BE FOLLOWED FOR ANY FUTURE SITE ADDITIONS
 7. THIS PROPERTY IS NOT WITHIN THE 1000 YEAR FLOOD ZONE
 ACCORDING TO THE 2010 NATIONAL FLOOD INSURANCE EFFECTIVE DATE 4/1/2011 AND LIES WITHIN ZONE "X".

SURVEYORS CERTIFICATE:

The first above witness is a representation of the property as determined by an actual on the ground survey, the lines and dimensions of said property being indicated by the plat. The undersigned has no knowledge of or has been advised of any known or apparent intrusions, conflicts, easements, or protrusions except as shown.

The word certify as used in various items herein is understood to be an expression of professional opinion by the surveyor based on his best knowledge, information, and belief.

Tommy Q. Burks
 Registered Professional Land Surveyor No. 5509
 Burks Land Surveying
 FIRM No. 10069700



OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS COUNTY OF DENTON

Whereas Travis Ragsdale is the owner of a 0.824 acre tract of land being Lots 13, 14 and 15 of Block C of Harbor Grove Estates, according to the Town of Hickory Creek, Denton County, Texas as recorded in Volume 2, Page 77 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap at the northwest corner of said Lot 13, being by plat call the southwest corner of Lot 13 of said Block C and also being to the east right-of-way line of Lone Tree Lane (Block C, W.C.);

THENCE S 89°48'12" E along the north line of said Lot 13 a distance of 18.00 feet to a 1/2" iron rod found with a cap at the southeast corner of said Lot 13 and the northeast corner of said Lot 13;

THENCE S 89°23'00" W passing at 79.74 feet a 1/2" iron rod found for the northeast corner of said Lot 13 and the northwest corner of said Lot 14 and passing at 159.74 feet a 1/2" iron rod found with a cap at the northwest corner of said Lot 14 and the northeast corner of said Lot 15 and continuing in all lines of 20.75 feet to a 1/2" iron rod found with a cap at the southern corner of said Lot 15 and being by plat call the southeast corner of Lot 16 of said Block C;

THENCE N 89°23'13" W along the south line of said Lot 15 a distance of 150.00 feet to a 1/2" iron rod found with a cap at the east line of the Lone Tree Lane and being the northwest corner of said Lot 16 and continuing in all lines of 20.75 feet to a 1/2" iron rod found with a cap at the northwest corner of said Lot 15;

THENCE N 89°42'08" S along said right-of-way passing at 80.00 feet a 1/2" iron rod found in the northwest corner of said Lot 16 and being the southwest corner of said Lot 15 and passing at 146.00 feet a 1/2" iron rod found with a cap being the southeast corner of said Lot 15 and the northwest corner of said Lot 16 and continuing in all lines of 20.75 feet to a 1/2" iron rod found with a cap at the northeast corner of said Lot 15 and continuing in all lines of 239.27 feet to the Point of Beginning and containing in all 554.00 square feet or 0.824 acres of land;

Now, therefore, know all men by these presents

That Travis Ragsdale, Owner, does hereby adopt this plat designating the hereinabove described property as Lots 13R, 14, 15R, BLOCK C of Harbor Grove Estates, in addition to the Town of Hickory Creek, Denton County, Texas and does hereby dedicate the use of the same for the purpose of residential, parks, water courses, drains, easements, rights-of-way and public places thereof, subject to the purpose and consideration herein expressed.

Witness my hand at Denton County, Texas, the 27th day of July, 2021.

Travis Ragsdale

BEFORE ME, the undersigned authority, on this day personally appeared Travis Ragsdale known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of July, 2021.

Travis Ragsdale

Commission expires: 02-22-2023



Re: Approved by the
Planning and Zoning
Commission
Town of Hickory Creek, Texas

Approved and recorded
by the
Planning and Zoning
Commission
Town of Hickory Creek, Texas

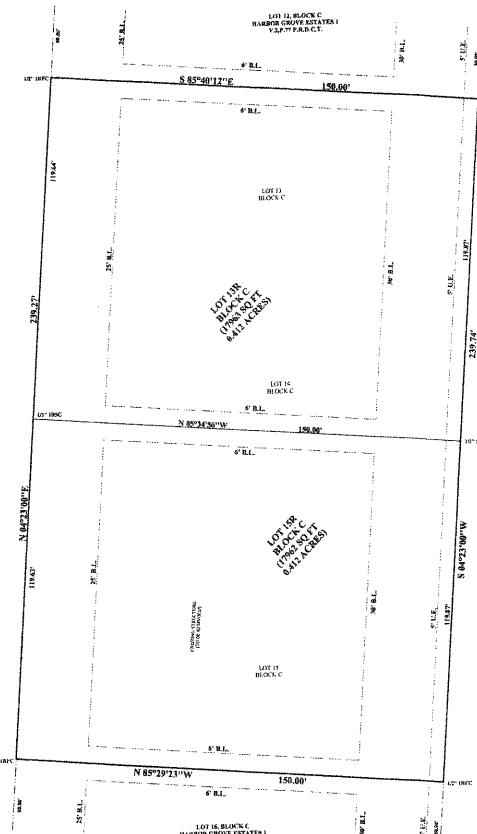
07/29/2021
Date

The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing plat of Harbor Grove Estates I subdivision or addition to the town of Hickory Creek, was submitted to the town council on the 22nd day of June, 2021 and the council by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth on the plat and open to the public, and council further authorizes the undersigned to note the acceptance thereof by signing his/her name as hereinabove subscribed.



Witness my hand this 29th day of July, A.D. 2021.
John D. Deno
Town Secretary
Town of Hickory Creek, Texas

*THE PURPOSE OF THIS RE-PLAT IS TO CHANGE 3 RESIDENTIAL LOTS INTO 2 RESIDENTIAL LOTS



FINAL PLAT
of
LOTS 13R & 15R, BLOCK C
HARBOR GROVE ESTATES 1
BEING A REPLAT OF

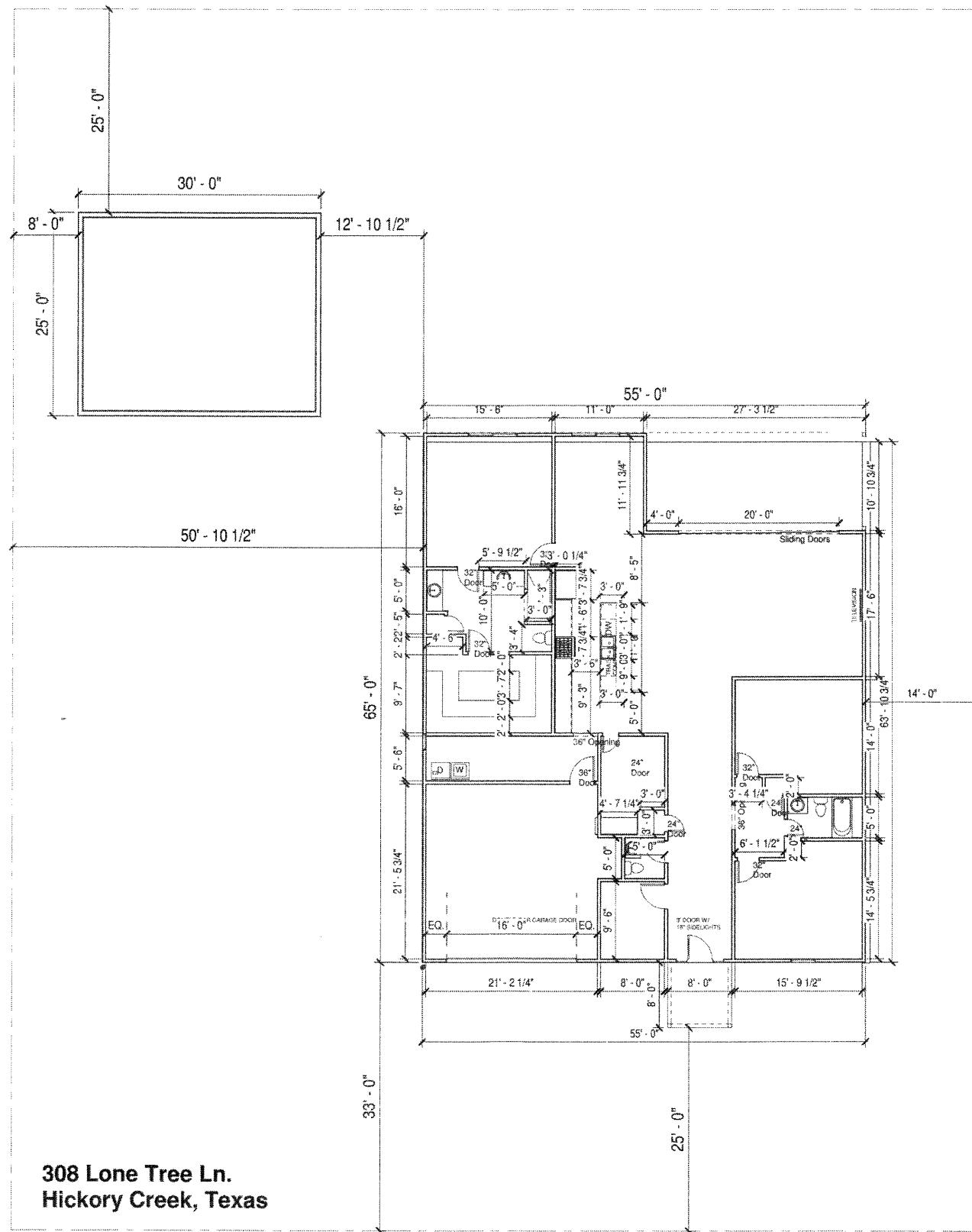
LOTS 13, 14 & 15, BLOCK C
HARBOR GROVE ESTATES 1
SITUATED IN THE

TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

PREPARED BY:
BURKS LAND SURVEYING

221 CR 159
DECATUR, TEXAS 75024
Doc Number: 2021-317
Hab. Date: 7-27-2021
Amount: \$0.00
DRAFT: 07/24/2021
JULY 2021

Filed for Record
in the Plat Record Office:
Denton County
On 07/31/2021 11:31:45 AM
In the Plat Record Office
HARBOR GROVE ESTATES 1
Doc Number: 2021-317
Hab. Date: 7-27-2021
Amount: \$0.00
DRAFT: 07/24/2021
JULY 2021



Street

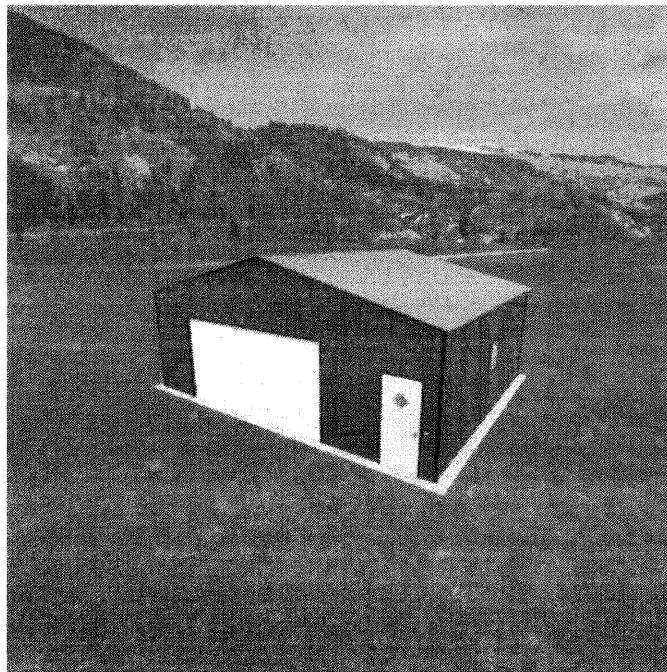


Your Custom Metal Building Design

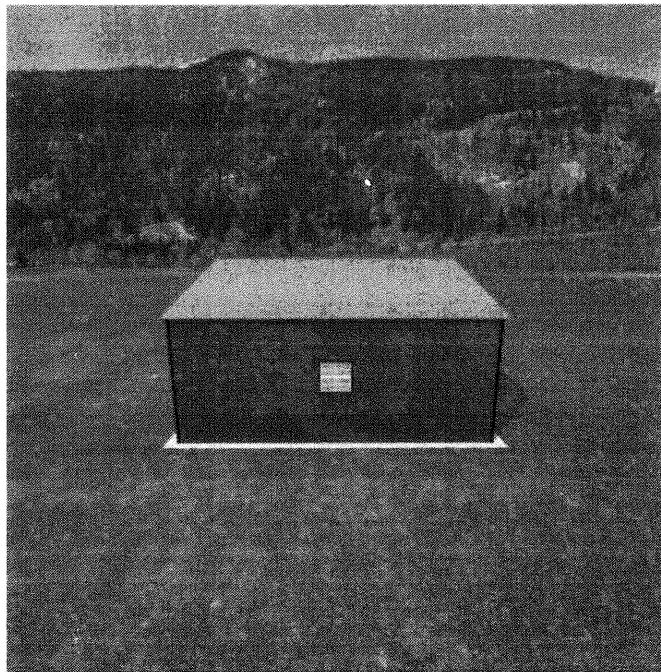
alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/BTGzdWMN/

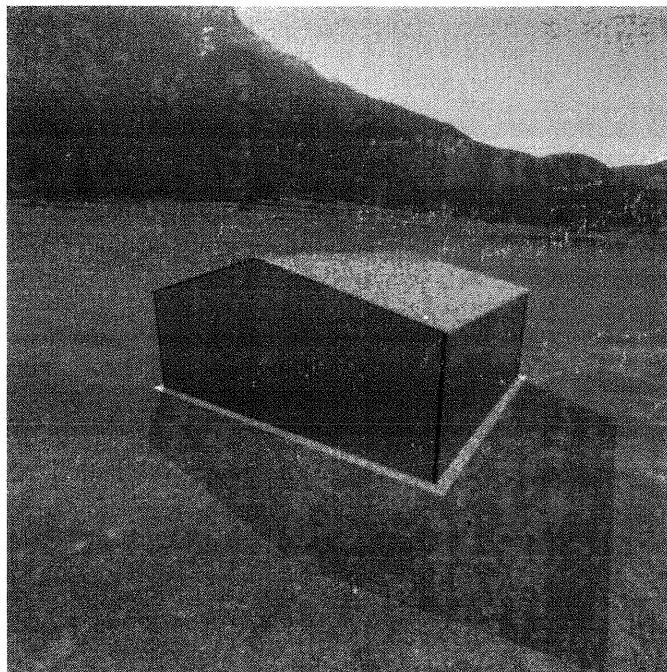
Delivery Zip Code: 75234



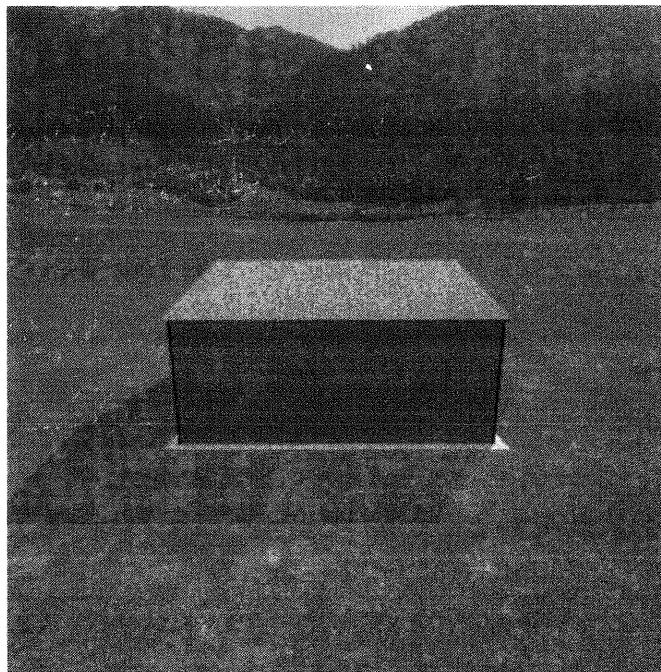
Front



Right



Back

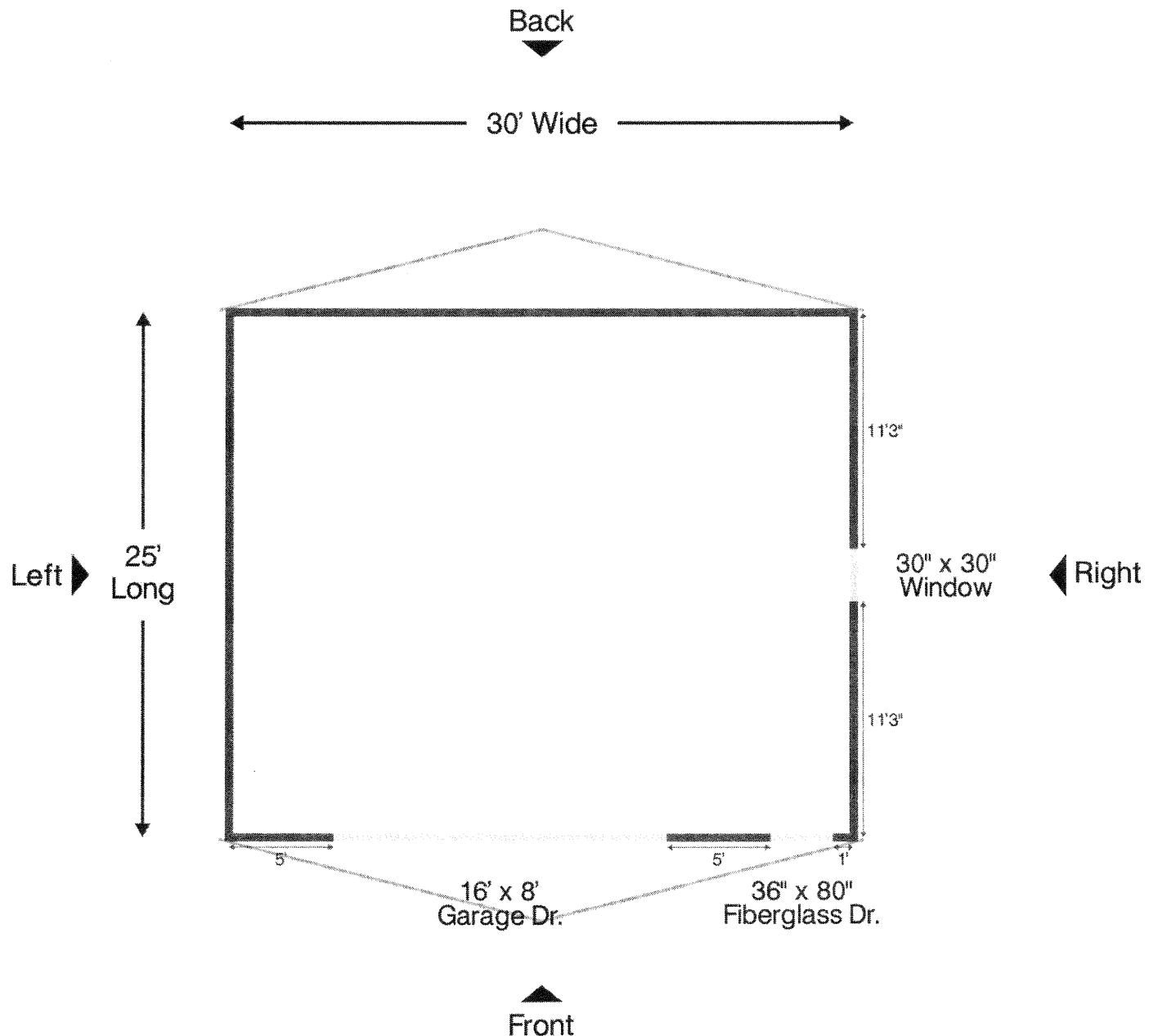


Left



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Edit or Buy Your Design: alansfactoryoutlet.com/design/BTGzdWMN/



Floor Plan

ARTICLE IX. - SF-3 RESIDENTIAL DISTRICT

SECTION 1:

Regulations set forth in this section [article] are the district regulations in the SF-3 Residential District, Harbor Grove, Lakewood Gardens, Royal Oaks and Hickory Hills Additions.

SECTION 2:

Uses. Buildings may be erected, altered, or used and land may be used for any of the following purposes:

- (1) For all uses permitted in SF-1 and SF-2 Residential District except as modified herein.
- (2) Only the following accessory buildings and uses:
 - (a) One private garage when located no less than 20 feet back from any other street line, or located in a compartment as an integral part of the main building; provided, however, that each entrance to such garage shall be not less than 25 feet back from the lot line it faces.
 - (b) A private garage shall not have a ground floor area of more than 750 square feet.
 - (c) Hobby shops as an accessory use.
 - (d) Uses customarily incident to any other above uses situated in the same dwelling, when not involving the conduct of a business or industry.
 - (e) Unilluminated signs not exceeding 12 square feet in area pertaining to the sale or rental of property on which they are located; provided, however, that no advertising sign of any other character shall be permitted in SF-3 Residential District. Temporary signs may be an exception with prior approval by the Town Council.
 - (f) Accessory Building: In a residential district, a subordinate building, attached or detached, and used for a purpose customarily incidental to the main Structure, such as a private garage for automobile storage, tool house, lath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business.
 - (g) SF3 portable accessory buildings shall not exceed 200 square feet with a plate height of eight feet. The building must be securely anchored to the ground to withstand winds up to 75 miles per hour.
- (3) Every use not hereby specifically authorized and permitted is expressly prohibited in SF-3 Residential District.

(Ord. No. 86-10-114; Ord. No. 99-02-446, 2-16-1999)

SECTION 3:

Area regulations.

- (1) *Front Yard.* There shall be a front yard having a depth of not less than 25 feet.
- (2) *Side Yard.* The minimum distance from any side building line to the property line at any point shall not be less than six feet.

In the case of a corner lot where the side of a lot faces the other intersecting street, there shall be a side yard of not less than 100 percent of the front yard. This regulation shall not be so interpreted as to reduce the buildable width after providing the required minimum side yard of a corner lot.

- (3) *Rear Yard.* There shall be a rear yard having a depth of not less than 30 percent of the depth of the lot, provided such yard need not exceed 30 feet.
- (4) *Width of Lot.* The minimum width of the lot shall be 80 feet at the building line and 30 feet at the front property line.
- (5) *Depth of Lot.* The minimum lot depth shall be not less than 100 feet at the average distance between the front and rear lot lines.
- (6) *Area of Lot.* Every lot shall have an area of not less than 9,000 square feet, except for lots already platted in Harbor Grove, Lakewood Gardens, Royal Oaks and Hickory Hills Additions. The minimum floor area of the main building shall not be in the aggregate less than 1,750 square feet, exclusive of porches, garages and accessory buildings.
- (7) *Height Regulations.* The limits shall be two and one-half stories, but not to exceed 35 feet per dwelling, provided that the dwelling or other building or portions of building other than accessory buildings may be erected higher than 35 feet if above said 35 feet limits of said building or portions of building are set back from all required yard lines two feet for each one foot in height above said 35 feet limit; provided, however, that no building shall have a height of more than 50 feet. Height limit for any accessory building shall be 25 feet.
- (8) *Garage Regulations.* All new homes not yet under construction shall have at least a two-car enclosed garage, attached or detached, per dwelling unit.
- (9) *Driveways.* All Single-Family Districts of three acres or less shall have paved driveways.
- (10) *Construction.* All buildings shall be constructed according to the Standard Masonry Construction requirements as defined herein.
- (11) *Impervious Surface Limit:* The total impervious surface installed upon any front yard, side yard, or corner side yard shall not exceed 40 percent.

(Ord. No. 2022-03-899, § 3.03, 3-28-2022; Ord. No. 2023-06-933, § 3.03, 6-26-2023)