



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JANUARY 18, 2022, 6:15 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. 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. Open Forum 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. July 20, 2021 Meeting Minutes

Regular Agenda

2. Conduct a public hearing regarding a request from Denver and Melissa Stone for a variance of Chapter 14, Article XII.5 Garth Addition Mobile Home Single Family Residential District, Section 1 Uses for the construction of a detached oversized accessory building and Section 2 Area Regulations (L) for the construction of a new Single Family Dwelling and consider and act on the same. The property is located at 207 Garth Street and is legally described as A1075A Ramsey Tract 59.

3. Conduct a public hearing regarding a request from Hung V. Tong for a variance of Chapter 14, Article VII SF-1 Single Family Residential District, Section 2 Uses (10) for the construction of a detached oversized storage building / workshop and consider and act on the same. The property is located at 215 S. Hook Street and is legally described as A1075A Ramsey Tracts 46A and 47D.
4. Conduct a public hearing regarding a request from Joseph Graff Jr a variance of Chapter 14, Article IX SF-3 Single Family Residential District, Section 2 Uses (2) and Section 3 Area Regulations (2) for the construction of a detached garage / oversize workshop in the required side yard and consider and act on the same. The property is located at 1 Easy Street and is legally described as Lakewood Gardens, Block D, Lot 9.

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 7, 2022 at 10:45 am.



Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JULY 20, 2021**

MINUTES

Roll Call

Meeting called to order at 6:01 p.m. by Chairman Crawford.

PRESENT

Chairman Larry Crawford
Member David Jones
Member Jan Bowman
Alternate Member Dennis Day

ABSENT

Vice-Chairman Joey Hernandez
Member Brian Engle
Alternate Member Alex Valderrey

ALSO PRESENT

David Kruger, Town Attorney
Randy Gibbons, Council Liaison
Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to U.S. and Texas flags led by Chairman Crawford.

Invocation

Invocation given by Councilman Gibbons.

Consent Agenda

1. June 15, 2021 Meeting Minutes

Motion to accept the minutes made by Member Day, Seconded by Member Jones.
Voting Yea: Chairman Crawford, Member Jones, Member Bowman, Member Day. Motion passed unanimously.

Regular Agenda

2. Conduct a public hearing regarding a request from Jonathan Iverson for a variance of Chapter 14, Article IX SF-3 Residential District, Section 2 (2) (a) and Section 3 (3) for the construction of a detached garage in the required rear yard and consider and act on the same. The property is located at 46 Lakewood Drive and legally is described as Lakewood Gardens, Block A, Lot 23.

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Public Hearing opened at 6:04 p.m.

Jonathan Iverson, 46 Lakewood Drive, explained that he had drawn the drawings provided as his previous builder had the garage in the wrong place and he was looking for a new contractor. He provided photos with the area of the garage marked on the site. He would like a 20 by 24-foot garage with a 10-foot area behind. The area of the garage has a gentle slope to the corner where the ground is swampy. He will level out the backyard to create the pad and create concrete stairs to the upper pool area. The driveway is at an approximate 38-degree slope with a bulge in it and is dangerous. His daughter has run into a tree stump on the Corps land behind attempting to get out of the drive and his wife and daughter refuse to use it. The only one truck has been able to get up the driveway without a wheel leaving the ground. The original garage was unusable and has been converted into living space. This will be the family's "forever house" and the proposed garage will match the house and have steel studs. It will be setback at an angle so there will be space for an additional car without blocking the alley. The retaining wall will be replaced and waterflow will be directed behind the garage where it currently flows.

Member Jones asked if he had talked to the neighbors and if they had any comments. Mr. Iverson explained that the Corps land was behind him. The northwest neighbor talked about adding a carport on his own driveway. Member Jones asked Ms. Chaudoir if the neighbors had been notified. She had sent out letters to everyone within 200 feet and had gotten no responses.

Public hearing closed at 6:14 p.m.

Member Bowman stated she had driven by the property it was hard to tell the topography of the site due to the fences. Mr. Iverson said he had marked the concrete to show where the drive would be. There is a blind corner at the end of the fence, but the angle of the garage will make it easier to see any traffic.

Chairman Crawford stated he had driven by and did not see any other place to put a garage. Member Bowman asked if the alley was one way, stating that she was concerned about the blind curve when she drove through. Mr. Iverson stated he had always had to approach his property from one direction only because of the driveway angle.

Motion made by Member Bowman to approve the variance, Seconded by Member Day.

Voting Yea: Chairman Crawford, Member Jones, Member Bowman, Member Day. Motion passed unanimously.

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3. Conduct a public hearing regarding a request from Jonathan Davidson for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (2) and (3) for the construction of a carport in the required rear and side yards and consider and act on the same. The property is located at 20 Red Oak Circle and legally is described as Red Oak Addition, Block L, Lot 10.

Public Hearing opened at 6:14 p.m.

Jonathan Davidson, 20 Red Oak Circle, stated they bought the house in 2007. They have built a part of the structure of a carport. They have purchased a boat and want to pull it underneath to protect it from the elements. A pool has also been added so the extra side cover is for pool floats, a grill and more coverage. The carport is 10 feet tall and is wide enough to get the boat under with his truck behind it. The structure has metal posts and roof and is visible if driving past the property. He visited several of the neighbors and got them to sign letters of support for the project. His next door neighbor joked that he wished the carport was farther over so he could get some of the shade. Mr. Davidson did reach out to Ms. Chaudoir about permitting before the project was started and was told it would be \$1 a square foot. His "mental math" was awful and multiplied the fee by 10 so he thought it would cost as much to permit as to build. He wondered if that was why Ms. Chaudoir had come by the property and she replied that it had been reported to her. The neighbors he spoke to seemed fine with the carport.

Member Jones commented that there were 9 letters from 8 houses on all sides of the property and stated the applicant had made a good effort to contact the neighbors. Ms. Chaudoir confirmed she had sent out the required letters and had not gotten any responses. Mr. Davidson stated the only neighbor he talked to who did not sign a letter was Councilman Dupree who felt he should not take a side on the matter.

Chairman Crawford confirmed the property was purchased in 2007, a boat was purchased last year and the carport was built without a permit. Chairman Crawford asked if the carport had been built for convenience of storing the boat and Mr. Davidson responded it was for the storing of the boat on site and to save on paying monthly fees for storage. Chairman Crawford asked Ms. Chaudoir if the engineering plans showed how the carport was bolted to the concrete. She responded that plans had not been received by the town but, depending on the Board's decision, plan review and inspections would need to be done.

Member Day affirmed the structure was 6 inches from the fence and 10 feet tall as indicated and asked about drainage on the property. Mr. Davidson replied the carport was sloped toward the interior of the backyard and would have gutters on the lower sides, not the high side. Ms. Chaudoir pointed out the carport is also located within the side 10-foot utility easement and partially in the rear utility easement explaining that, if the utilities needed to be in that area, they would have the ability to move the structure. Mr. Davidson confirmed that they were aware of

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the easement due to the construction of their pool. He and his wife, in 2020, had decided to do the projects that would make them happy, so they bought the boat, put in the pool, etc.

Public Hearing closed at 6:23 p.m.

Chairman Crawford read Article XXXII, Sections 3(2) and 4(2)(c) of the Code of Ordinances and explained this was why he had asked the earlier questions about the boat. He stated he could not consider granting the variance based on the ordinance.

Member Bowman stated she agreed with his statements based on the ordinance. She thought the statements from the neighbors were nice. Driving by the property she could see the fence and the carport over it but did not feel aesthetically it brought down the neighborhood.

Member Jones asked Mr. Kruger if, in light of the ordinance read by Chairman Crawford, they were precluded from approving the variance or could the Board make a call in their decision. Mr. Kruger stated he would lean toward the second option, the Board perception of the request. If the Board determines the carport is a convenience, to follow the guidelines, if it is something else, to follow their judgement.

Motion to approve made by Member Bowman, Seconded by Member Jones. Voting Yea: Member Jones, Member Bowman, Member Day.

Voting Nay: Chairman Crawford. Motion denied due to lack of supermajority vote.

On Chairman Crawford's request Ms. Chaudoir explained that the Board of Adjustments was a supermajority board requiring an affirmative vote of at least 4 members. With one nay, the motion was denied.

Adjournment

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

Meeting adjourned at 6:32 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments

Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

Appeals and Zoning Changes

What is the proposed use?

Stone Family would live in the existing mobile home on the lot, while building a 2 story, 2,700 sq ft single family home and a 30 ft by 40 ft hobby shop on the property. At the conclusion of the build, approximately 1 year, all other structures (mobile home) would be removed.

Why do you believe that the approval of the request would be in harmony with the character of the neighborhood?
Approving this request would allow for a new home to be built on the property that is in alignment with the other recent builds along Garth Lane, including the 1200 sq ft shop allowance along Garth Lane. The temporary approval for two homes (one being unoccupied) allows us to take an active role in the build process and ensure there are no inconveniences to our neighbors.

Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?

The 1200 sq ft shop is consistent with other hobby shops already constructed on Wolters Street. The location of the shop would be minimally visible to other neighborhood residents. By allowing us to live on site, we can ensure the construction workers are respectful of our neighbors during the build process by monitoring all aspects.

Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?

No zoning change is being requested. The variance to the existing ordinance is appropriate based on the progress being made by Hickory Creek toward more permanent, long term construction of single family homes. Allowing the Stone Family these variances is in alignment with the 2008 Strategic Plan goal of "Raise property values of new homes coming into Hickory Creek."

Lien holder:

Is the property burdened by a lien of any nature? ☒ Yes ☐ No

If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.

Other: We have a mortgage against the property, but there is no request for a zoning change, so they are not impacted. They are aware of our intentions to remove the mobile home at the conclusion of the build.

Approximate cost of work involved? Expanded Shop = \$33,500

Include a schematic drawing of the site.

To the Applicant:

I, Denver and Melissa Stone, understand the above requirements and have read them thoroughly and my statements are true and correct.

[Signature]
Applicant

12-16-2021
Date

Lien holders (if any)

STATE OF TEXAS:

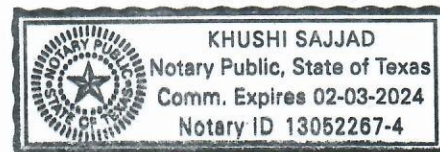
COUNTY OF DENTON:

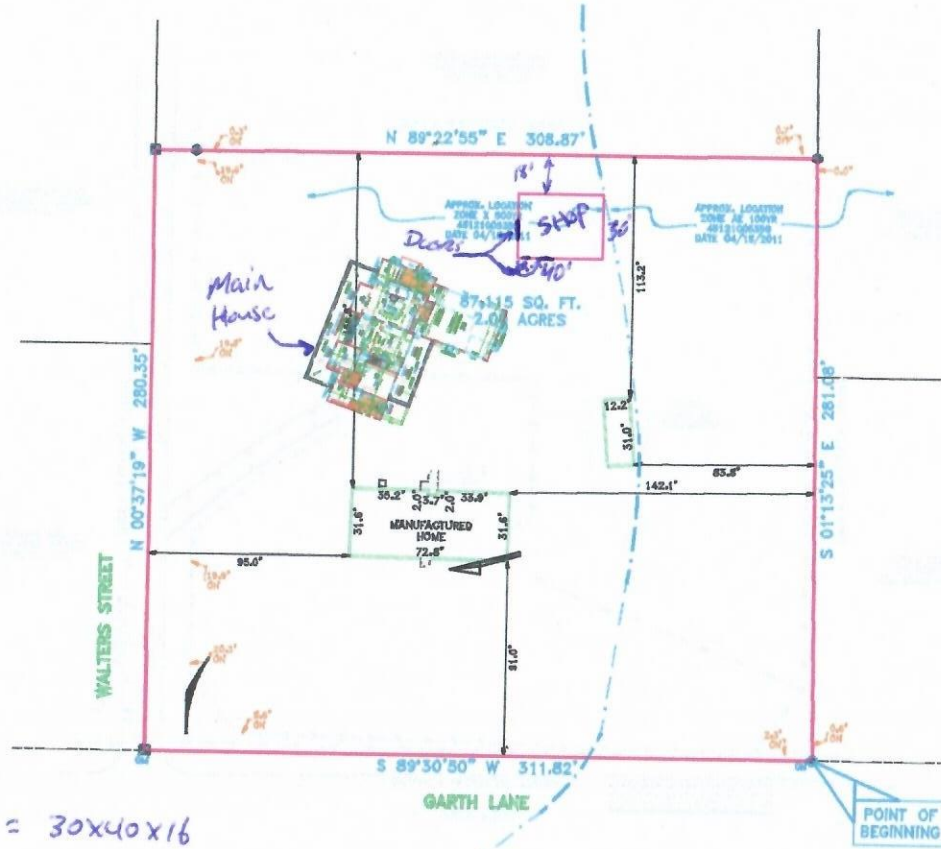
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Denver & Stone, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 16th day of December, 2021

[Signature]
Notary Public, in and for the State of Texas

02/03/2024
My Commission Expires On:





Shop = 30x40x16
= 1200 sq ft

Rough Draft of Site Plan.
Locations are Approx for Shop + House.

207 Garth Lane

Being a tract of land situated in the John Ramsey Survey, Abstract No. 1075, Denton County, Texas, same being a tract of land conveyed to Frederick Charles Roemmle, by deed recorded in Volume 4883, Page 745, Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to the United States of America, by deed recorded in Volume 3086, Page 770, Deed Records of Denton County, Texas, and lying on the North line of Garth Lane (public right-of-way);

THENCE South 89 degrees 30 minutes 50 seconds West, along the said North line of Garth Lane, a distance of 311.82 feet to a mag nail found for corner, said corner being the Southeast corner of a tract of land conveyed to J.C. Collett and wife, Nevada Jean Collett, by deed recorded in Volume 879, Page 160, Deed Records of Denton County, Texas, and being the intersection of the said North line of Garth Lane and the centerline of Walters Street (public right-of-way);

THENCE North 00 degrees 37 minutes 19 seconds West, along the East line of said Collett tract and the said centerline of Walters Street, a distance of 280.35 feet to a mag nail found for corner, said corner being lying on the East line of a tract of land conveyed to Clyde D. Lambert and wife, Barbara J. Lambert, by deed recorded in Volume 837, Page 575, Deed Records of Denton County, Texas, and being the Southwest corner of a tract of land conveyed to Rodney A. Barton and wife, Cathy D. Barton, by deed recorded in Volume 733, Page 22, Deed Records of Denton County, Texas;

THENCE North 89 degrees 22 minutes 55 seconds East, along the South line of said Barton tract, passing at a distance of 19.03 feet to a 5/8 inch iron rod found on-line for reference, and continuing a total distance of 305.87 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Barton tract, and lying on the West line of a tract of land conveyed to the United States of America, by deed recorded in Volume 2947, Page 809, Deed Records of Denton County, Texas;

THENCE South 01 degrees 13 minutes 25 seconds East, along the said West line of the United States of America (2947/809), a distance of 281.08 feet to the POINT OF BEGINNING and containing 87,115 square feet or 2.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Denver J. Stone, Melissa J. Stone, and Fidelity National Title Insurance Company, in connection with the transaction described in G.F. No. FT-2FL-9000812100356-RS that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 29th day of November, 2021

John Stone
Registered Professional Land Surveyor



NOTES According to the F.L.R.M. In Map No. 4812100356, this property does lie in Zone AE and DOES lie within the 100 year flood zone, EXCEPT AS SHOWN.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
○ 1/4" IRON ROD SET	CL - CULVERT
○ 1" IRON PIPE FOUND	AD - AS CONSTRUCTION
○ IRON PIPE CORNER	PE - PIPE
○ 2" IRON / SET	PE - PIPE
○ 5/8" IRON FOUND	PE - PIPE
○ DIMENSIONAL ELEMENT	PE - PIPE
○ DIMENSIONAL ELEMENT	PE - PIPE
○ POWER POLE	PE - PIPE

12025 St. Louis Road, Ste. 240 Dallas, TX 75228 P 214-349-9485 F 214-349-2216 Fax No. 10168800 www.djstl.com	SCALE 1" = 40'	DATE 11/29/2021	JOB NO. 2125109	G.F. NO. 2125109	DRAWN GJ
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METES AND BOUNDS	
JOHN RAMSEY SURVEY, ABSTRACT NO. 1075	
DENTON COUNTY, TEXAS	
207 GARTH LANE	

NOTES: BEARING SHOWN ARE BASED ON NAD 83 T22S NORTH CENTRAL ZONE.

207 Garth Lane

Being a tract of land situated in the John Ramsey Survey, Abstract No. 1075, Denton County, Texas, same being a tract of land conveyed to Frederick Charles Roemmele, by deed recorded in Volume 4993, Page 748, Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to the United States of America, by deed recorded in Volume 3086, Page 770, Deed Records of Denton County, Texas, and lying on the North line of Garth Lane (public right-of-way);

THENCE South 89 degrees 30 minutes 50 seconds West, along the said North line of Garth Lane, a distance of 311.82 feet to a mag nail found for corner, said corner being the Southeast corner of a tract of land conveyed to J.C. Collett and wife, Neva Jean Collett, by deed recorded in Volume 879, Page 160, Deed Records of Denton County, Texas, and being the intersection of the said North line of Garth Lane and the centerline of Walters Street (public right-of-way);

THENCE North 00 degrees 37 minutes 19 seconds West, along the East line of said Collett tract and the said centerline of Walters Street, a distance of 280.35 feet to a mag nail found for corner, said corner being lying on the East line of a tract of land conveyed to Clyde D. Lambert and wife, Barbara J. Lambert, by deed recorded in Volume 837, Page 578, Deed Records of Denton County, Texas, and being the Southwest corner of a tract of land conveyed to Rodney A. Barton and wife, Cathy D. Barton, by deed recorded in Volume 733, Page 22, Deed Records of Denton County, Texas;

THENCE North 89 degrees 22 minutes 55 seconds East, along the South line of said Barton tract, passing at a distance of 19.03 feet to a 5/8 inch iron rod found on-line for reference, and continuing a total distance of 308.87 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Barton tract, and lying on the West line of a tract of land conveyed to the United States of America, by deed recorded in Volume 2947, Page 809, Deed Records of Denton County, Texas;

THENCE South 01 degrees 13 minutes 25 seconds East, along the said West line of the United States of America (2947/809), a distance of 281.08 feet to the POINT OF BEGINNING and containing 87,115 square feet or 2.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Denver J. Stone, Melissa J. Stone, and Fidelity National Title Insurance Company, in connection with the transaction described in G.F. No. FT-2FL-9000812100356-RS that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown, and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 29th day of November, 2021

John Stone
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 4821C05356, this property does lie in Zone AE and DOES lie within the '30 year' flood zone. EXCEPT AS SHOWN.

DATE	REVISIONS BY	NOTES

LEGEND
<ul style="list-style-type: none"> CM CONTROLLING MONUMENT 1/2" ROD FOUND 1/2" ROD SET 1" ROD W/PE FOUND FOUR POST CORNER "X" FOUND / SET 5/8" ROD FOUND UNDERGROUND ELECTRIC OVERHEAD ELECTRIC POWER POLE GRAVEL/ROCK ROAD OR DRIVE POOL EQUIPMENT COLUMN AC AIR CONDITIONING TIRE "WORM" ASPHALT PAVING CHAIN LINK FENCE WOOD FENCE 6" WIDE "TYPICAL" BARKED WIRE IRON FENCE PIPE FENCE COVERED PORCH/DECK OR GARPORT OVERHEAD POWER LINE OVERHEAD ELECTRIC SERVICE CONCRETE PAVES DOUBLE SIDED WOOD FENCE



12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.348.9485
F 214.348.2216
Firm No. 10168800
www.cbgtx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	11/29/2021	2125109	SEE CERT.	CAJ

METES AND BOUNDS

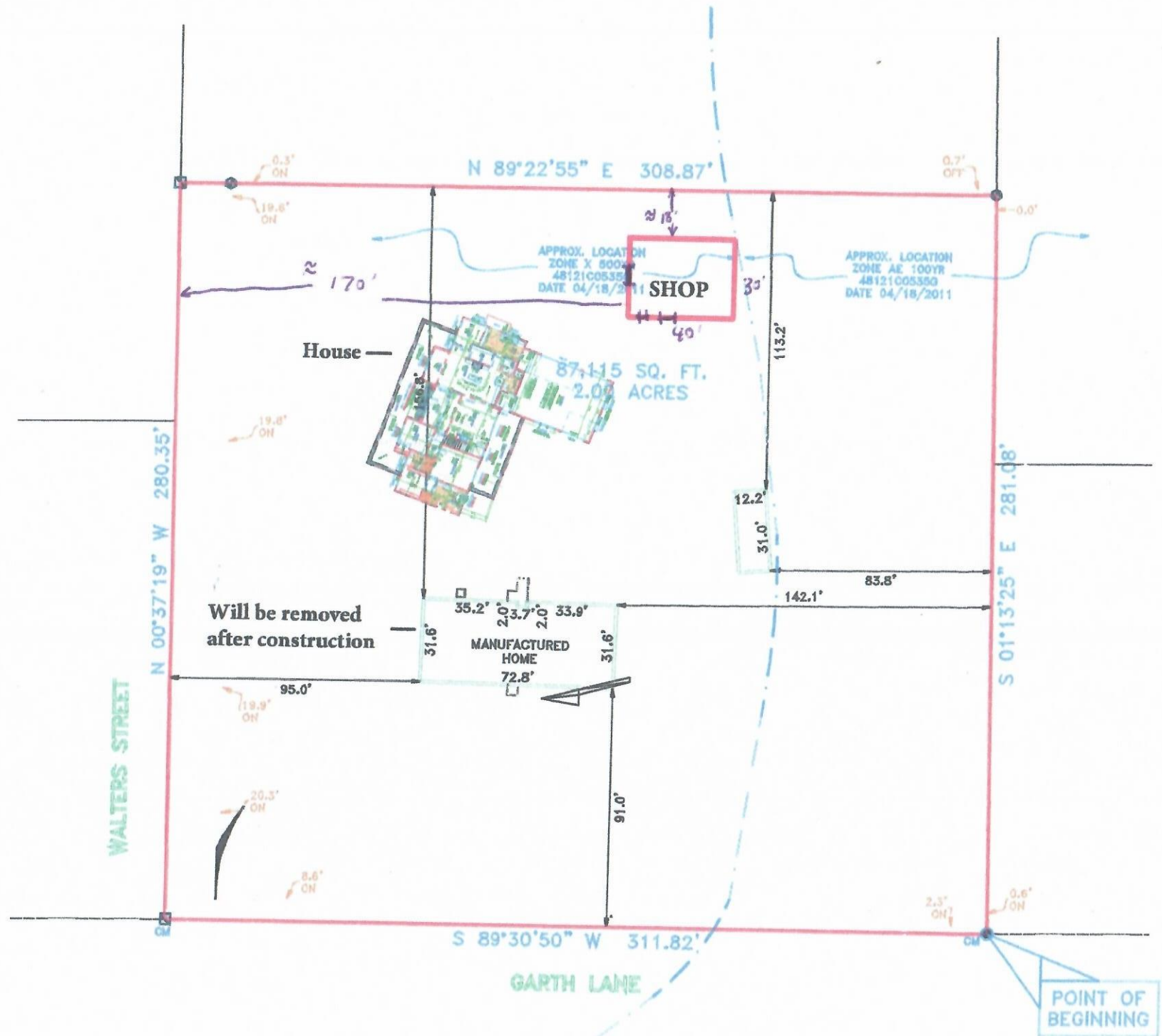
JOHN RAMSEY SURVEY, ABSTRACT NO. 1075

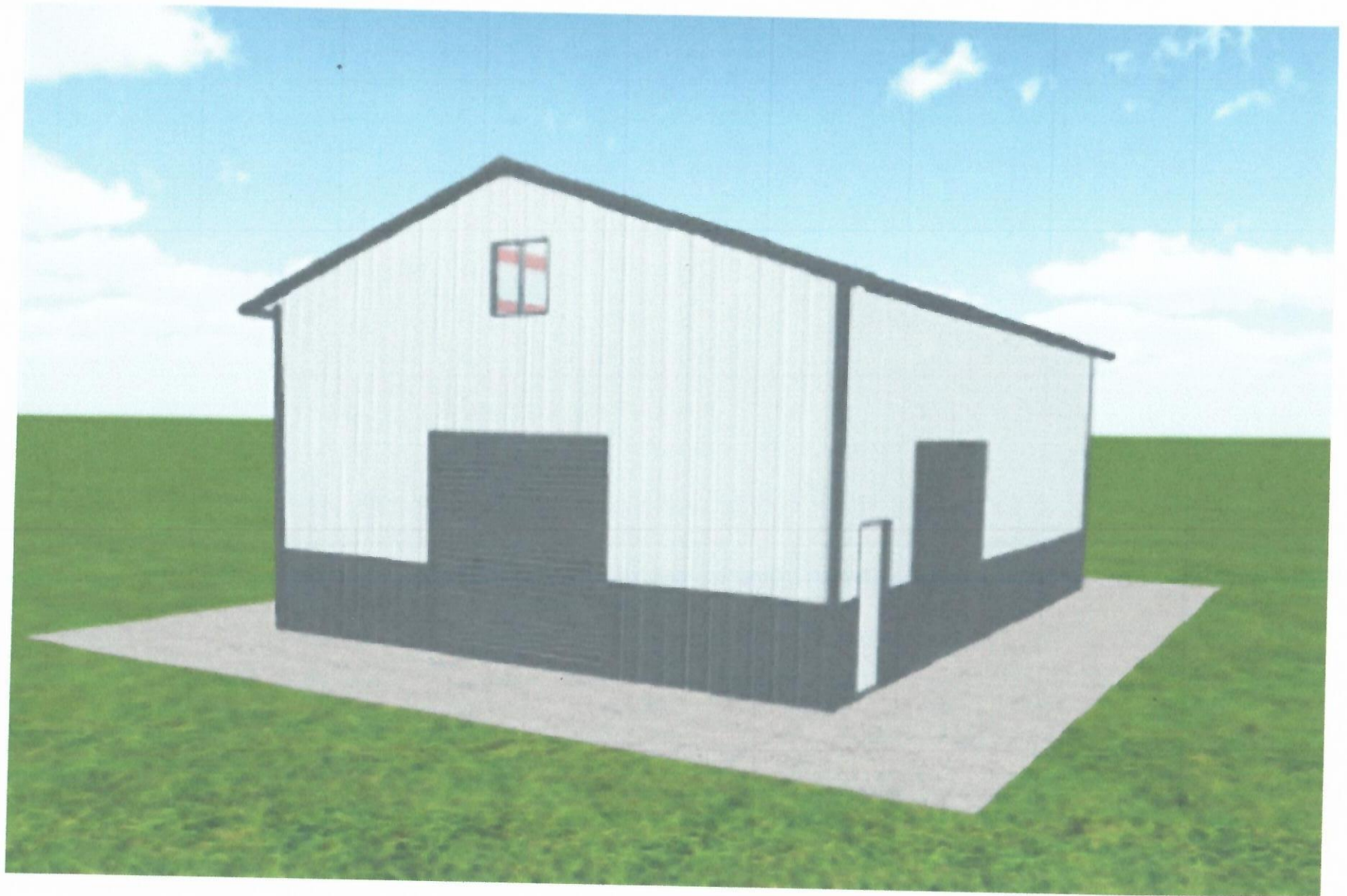
DENTON COUNTY, TEXAS

207 GARTH LANE



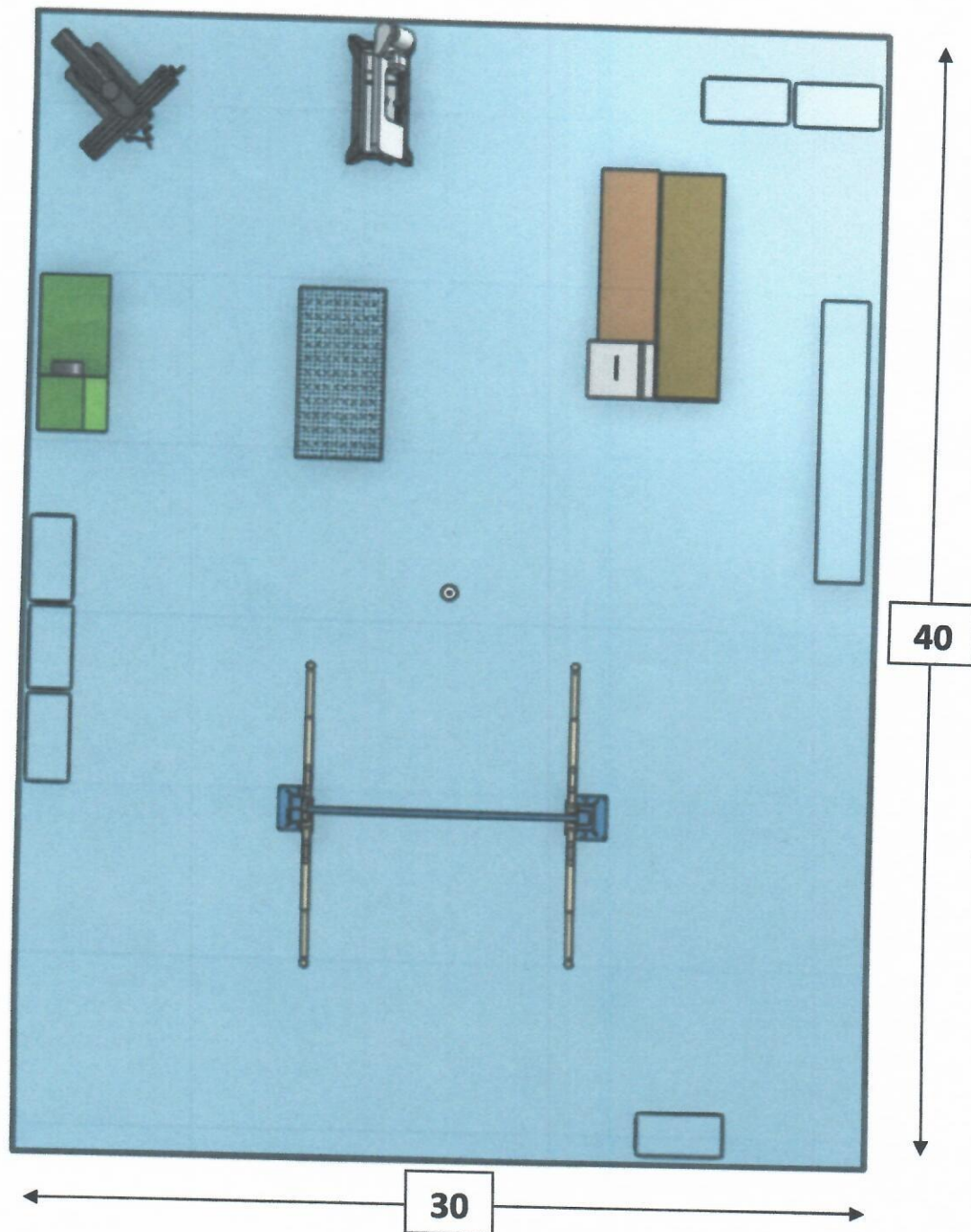
NOTES:
BOUNDARIES SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

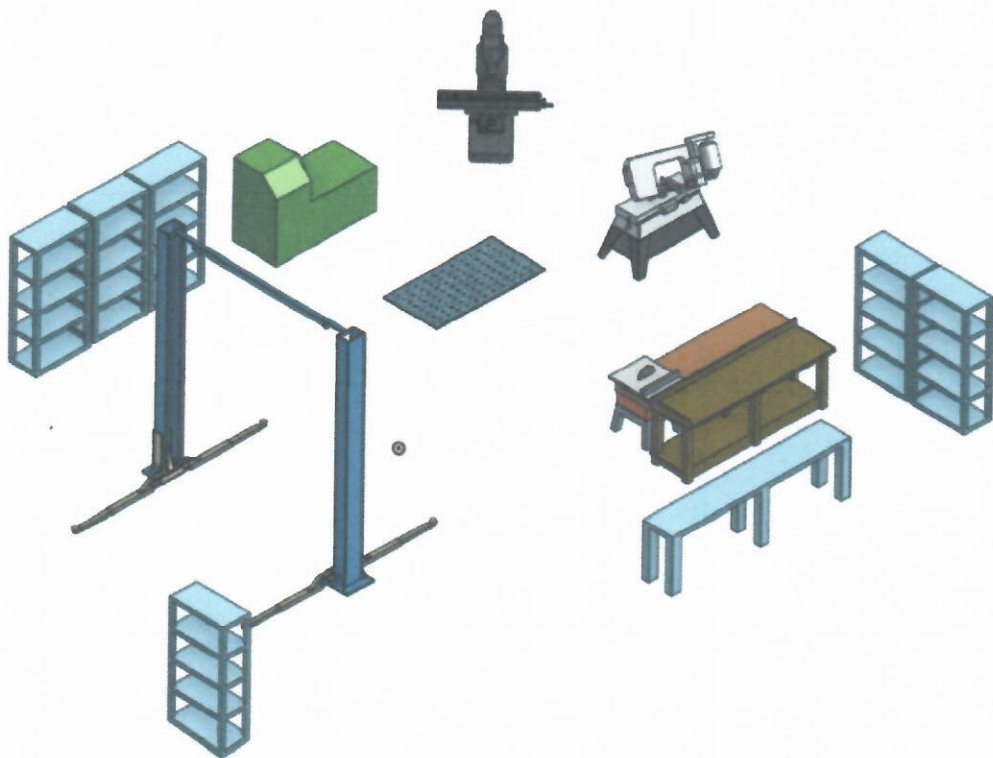
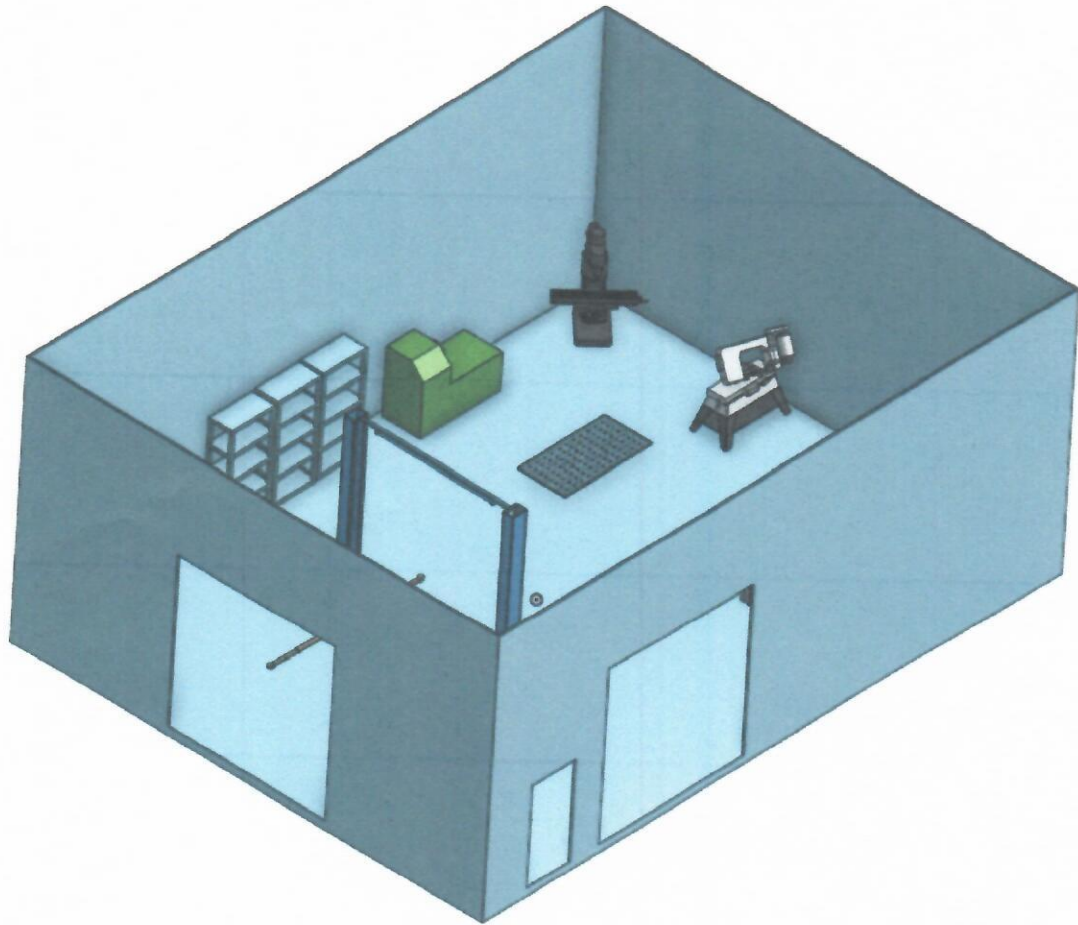




Exterior of
shop

Mock Hobby Shop Layout





ARTICLE XII.5. GMH GARTH ADDITION MOBILE HOME SINGLE-FAMILY RESIDENTIAL¹

SECTION 1:

Uses. Mobile homes and other 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 may be allowed:**
 - a. One private garage when located not less than 100 feet back from the front lot line and no less than 20 feet back from any other street line nor less than 18 feet from the side 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 occupy more than five percent of the lot area, nor 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 service to service the servant's quarter shall be metered by the same meter as those serving the main building on the premises. Accessory buildings 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 this residential district.

Every use not hereby specifically authorized and permitted is expressly prohibited in this residential district.

(Ord. 87-05-122, 4/13/87; Ord. 2015-10-737, 10/20/15)

¹Editor's note(s)—Article XI.5 previously named Garth Addition Mobile Home Single Family Residential was renamed by Ordinance 2008-04-615 adopted 4/15/08.

Editor's note(s)—Regulations set forth in this section [article] are the district regulations in the Garth Addition Mobile Home Single Family Residential District.

SECTION 2:

Area regulations.

- A. Front Yard. There shall be a front yard having a depth of not less than 40 feet.
- B. Side Yard. The minimum distance from the side roof overhang line to the property line at any point shall be not less than 15 feet. The sum of the side yard dimensions on any lot measured along the front building line shall be not less than 25 percent of the total width of the lot at the building line, but in no case shall the width be required to be greater than 25 feet on any one side. The sum of the side yards for this criteria need be considered only to the nearest foot. On corner lots, the side yard regulations shall be the same as for the interior lots, except in the case of the reverse frontage where the corner lot abuts the side of a lot facing the other intersecting street, in which case there shall be a side yard on the corner lot of not less than 50 percent of the front yard required on the lot abutting the rear of the corner lot or separated only by an alley, provided that this regulation shall not be so interpreted as to reduce the buildable width after providing the required minimum ownership at the time of passage of this ordinance to less than 25 feet. No accessory building of said corner lot shall project beyond the front yard line of the lots in the rear, nor shall a building be erected, reconstructed, altered, or enlarged closer than 15 feet to the line of the abutting lot to the rear
- C. 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.
- D. Width of Lot. The minimum width of the lot shall be 145 feet at the building line and 80 feet at the front property line.
- E. Depth of Lot. The minimum lot depth shall be not less than 150 feet at the average distance between the front and rear lot lines.
- F. Area of Lot. Every lot shall have an area of not less than one acre.
- G. Mobile Home. The minimum floor area of the mobile home placed on any lot in this district after the date of this ordinance, shall not be in the aggregate less than 1,200 square feet, exclusive of accessory buildings as defined in the code but including only the H/AC space.
- H. Height Regulations. The limits shall be one and one-half stories but not to exceed 30 feet per mobile home. Height limit for any accessory building shall be 25 feet.
- I. The foundation, skirting and tie down regulations are those prescribed in the Uniform Building Code.
- J. Any permanent building exclusive of mobile homes, but including modular homes, shall comply with all regulations in Article VII (Ordinance 86-10-114 as amended) except that the minimum floor area of the main building shall not be in the aggregate less than 1,250 square feet, exclusive of accessory buildings as defined in the code but including only the H/AC space. This includes but is not limited to the "Standard Masonry Construction" requirement.
- K. Additions or Remodeling Regulations: A mobile home may be added to or remodeled provided that:
 - 1. If the accumulated space added on floor area is less than 50 percent of the original floor area, then:
 - a. All work must conform to the Uniform Building Code[.]
 - b. The siding of the addition must conform to the existing siding.
 - c. The structure remains a single family dwelling.
 - 2. If the accumulated space added on the floor area is 50 percent or more of the original floor area, it shall be considered a permanent dwelling.
- L. **The following restrictions are hereby incorporated into this ordinance:**

-
1. The lots shall not be used except for residential purposes, and no building shall be erected, altered or placed or permitted to remain on any lot other than one single family dwelling, and one garage, one utility house, and one animal shelter.
 2. Not more than one residential, single unit, shall be allowed on any one lot, and no lot shall be subdivided in any manner.
 3. In any event, there shall not be more than one residence unit on any one lot, and a mobile home in compliance with the above provision shall constitute a single residence and shall not be permitted in addition to a constructed residence building.
 4. No mobile home or residence building shall be occupied on any lot until a septic tank system, satisfactory to the Denton County Health codes and any Hickory Creek ordinance covering such septic tank system, shall be completed and in working condition.

SECTION 3:

Regulations Pertaining to the Raising of Farm Animals.

- A. No swine may be sheltered or raised in this district.
- B. Not more than two large animals may be kept on each one acre lot provided that:
 1. Adequate fencing or pens are maintained to contain the animals.
 2. No shelter for these animals shall be located nearer than 100 feet to any dwelling.
 3. All animals shall be maintained in good health.
 4. These animals shall be owned by, and for the personal pleasure of the occupant living on the lot.
 5. All animals must be maintained in such a manner so as not to cause a public health hazard, noxious odors or unreasonable noise.

SECTION 4:

Penalty.

- A. Any person violating any of the provisions of this ordinance shall, upon conviction, be fined any sum not exceeding \$200.00 and each day and every day that the provisions of this ordinance are violated shall constitute a separate and distinct offense. In addition to the said penalty provided for, the right is hereby conferred and extended upon any property owner in any district where such property owner may be affected or invaded 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 and equity in the protection of the rights of such property owner.
- B. In the case of any violation of any of the terms or provisions of this ordinance by any corporation or company, the officers and agents and person or persons actually performing the violation for such corporation or company shall be subject to the penalties herein provided.

(Ord. 87-05-122, 4/13/87)

Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

Appeals and Zoning Changes

What is the proposed use?

Storage / workshop approximately 1973sf

Why do you believe that the approval of the request would be in harmony with the character of the neighborhood?

This building is designed by professional architect. The style, material selection & quality construction will be harmony & enhance the character of the neighborhood

Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?

It's quality when done & complete will enhance the value of the neighborhood

Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?

I believe the proposed development allows a more desirable visual environment & better utilization of the property. The benefit of blending w/ the existence pattern of development in the neighborhood creates a more attractive appearance for the neighborhood

Lien holder:

Is the property burdened by a lien of any nature? () Yes (X) No

If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.

Other:

Approximate cost of work involved? _____

Include a schematic drawing of the site.

To the Applicant:

I, Harry V. Torrey, understand the above requirements and have read them thoroughly and my statements are true and correct.

[Signature]

Applicant

[Signature]

Lien holders (if any)

12-15-2021
Date

STATE OF TEXAS:

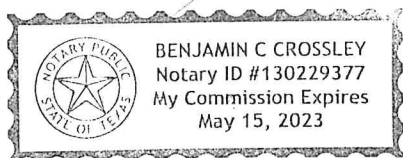
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Harry Torrey, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 15th day of December, 2021.

[Signature]
Notary Public, in and for the State of Texas

May 15, 2023
My Commission Expires On:



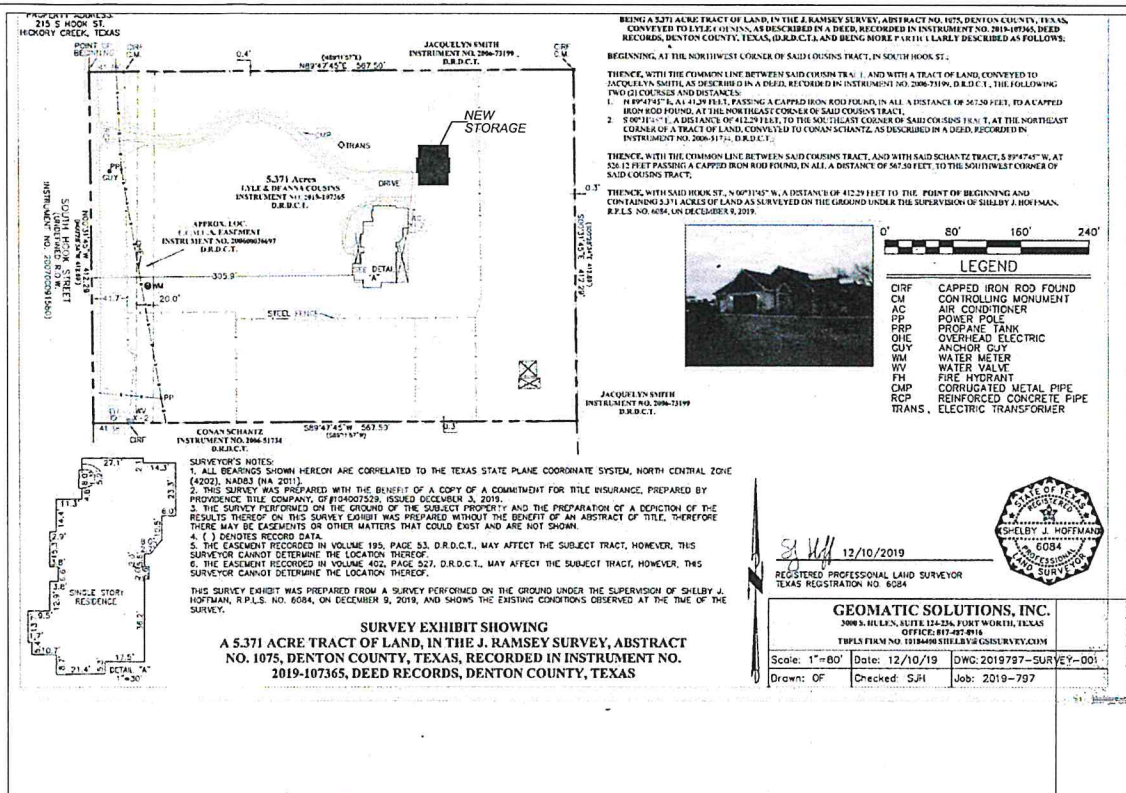
The following are checklists of items that may be required as a part of plan submission. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. If property is not platted then a preliminary plat must be submitted with site plan.

Site Plan Requirements

Provided

N/A

- | | |
|---|--|
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>1. All Site Plan drawings are to be submitted on minimum 18" by 24" sheets: one (1) copy folded to 9" x 12" with title block showing in the lower right hand corner for initial review, one (1) set landscape plans with irrigation plans and one (1) set elevation plans. One (1) PDF file set shall be emailed to the Building Department. Site plans must be drawn to a minimum scale of 1" = 100'. Ten (10) folded copies of revisions are to be submitted for Planning and Zoning Commission review.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>2. In the lower right hand corner of the drawing show the name of the addition or project, name of owner, engineer, architect, surveyor, etc. with addresses and phone numbers, legal description, date, graphic scale, north arrow and legend.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>3. Show entire lot or site area with dimensions of boundaries. Show each lot size in square feet if under an acre or in acres to at least two decimal places if over an acre, and show site on location map.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>4. Include on Site Plan: current zoning of site and all adjacent properties, lot and block numbers, proposed uses, lot coverage, parking required/provided, intersections of streets, roads, highways and driveways adjacent or the lot, areas to be fenced and materials used, and any other request deemed by the Planning and Zoning Commission necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>5. Indicate landscaped areas and provide elevation drawings citing proposed exterior finish and structural materials of all buildings.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>6. Location, footprints, dimensions, setbacks, square footage and height of all proposed and existing structures on the subject property and approximate locations of structures on adjoining property within 100 feet. Show 3:1 proximity slope graphic if residential adjacency applies.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>7. Location, layout and dimensions of all off street parking spaces, drives, ingress and egress points, fire lanes, access easements, rights-of-way, alleys, sidewalks, loading areas and turn arounds. Corner "visibility range" shall be drawn as illustrated in exhibits A and B, as maintained in file in the office of the town secretary when applicable.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>8. Location of all utilities, easements, fire hydrants, drainage systems or storm water control elements and flood plain designation.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>9. All Site Plans must be accompanied by a landscaping plan. The Site or Landscaping Plan shall indicate all trees to be retained outside of -street, alley and road right-of-ways. The removal of trees prior to approval being granted shall be a violation of the Ordinance.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>10. Location, dimensions, construction materials of screen walls and fences.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>11. Location and screening of trash facilities.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>12. Names of existing and proposed street names.</p> |
| <div style="text-align: center;">✓</div> <hr style="width: 100%;"/> | <p>13. Proposed sign locations (signs are permitted separately by the Building Department).</p> |



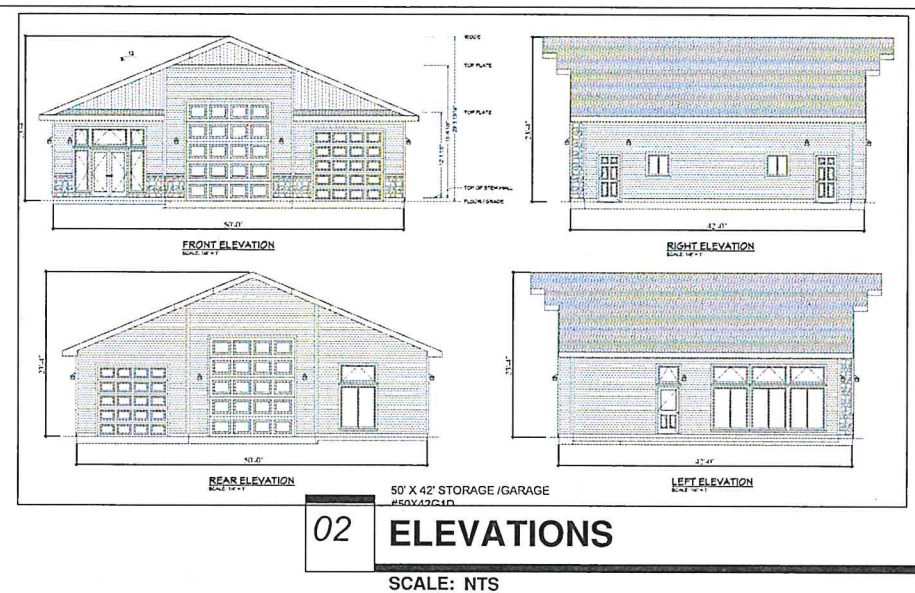
04 SURVEY

SCALE: NTS



03 PERSPECTIVE

SCALE: NTS



SCOPE OF PROJECT:

50' X 42' STORAGE / GARAGE
#50X42G1D

SQUARE FEET: 1,973 (616 living space)
WIDTH: 50'
DEPTH: 42'
EXTERIOR WALL STRUCTURE: 2X6 STUDS

MJ
DESIGN GROUP

ARCHITECTURE
PLANNING
INTERIORS

6959 LEBANON RD. STE 107
FRISCO, TEXAS, 75240
(972) 839-8399

HUNG TONG'S STORAGE

215 S. HOOK ST.
HICKORY CREEK, TX 75065

ISSUE LOG

NO.	DESCRIPTION	DATE
1	PROGRESS	11/02
2	ISSUE FOR PERMIT	12/02

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DATE: _____ SIGNED: _____

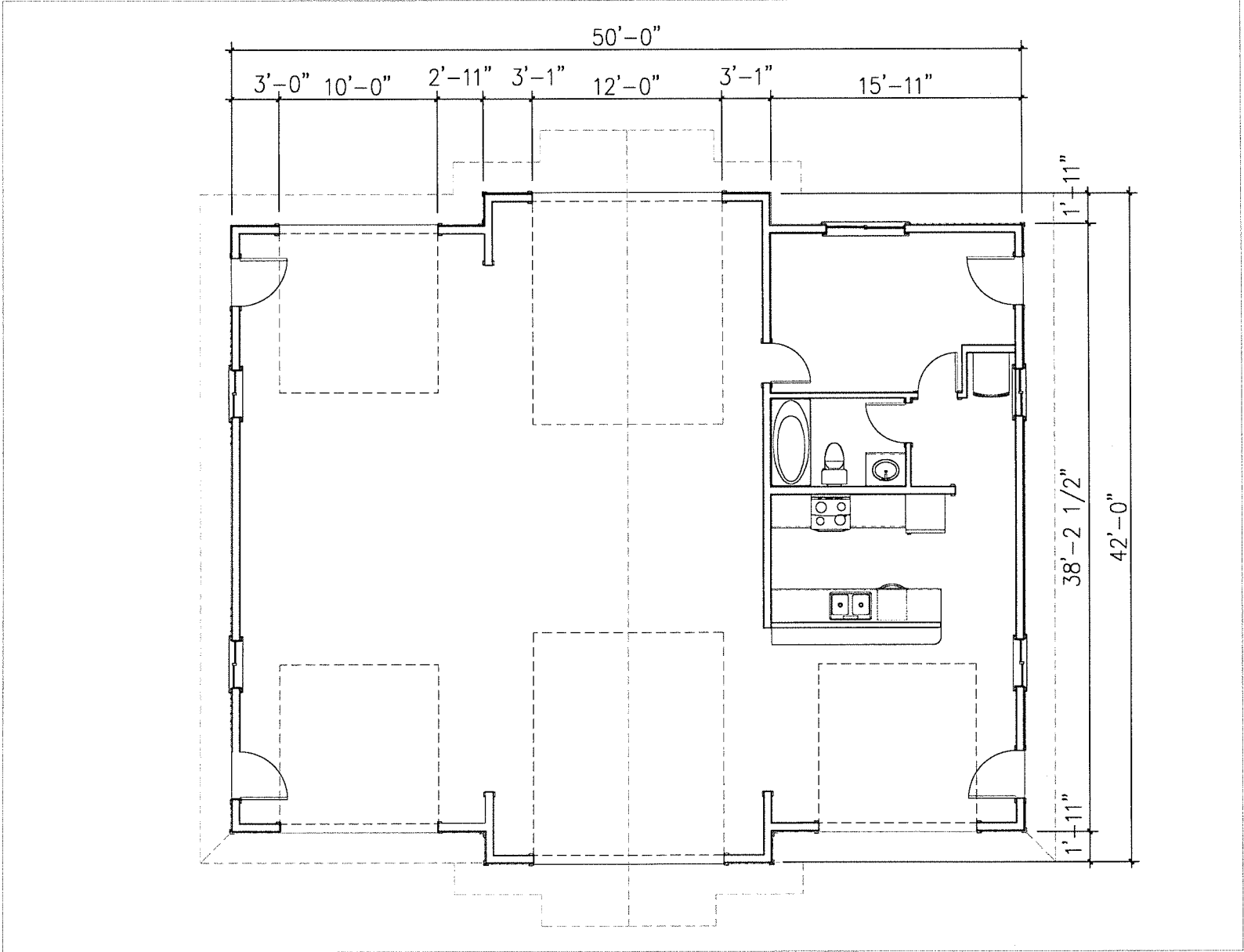
JOB NO. _____
SCALE: _____
DRAWN: _____

SHEET NO.
A0
SITE PLAN

01 SITE PLAN

SCALE: NTS





01

FLOOR PLAN

SCALE: 1/4" = 1'-0"



MJ
DESIGN GROUP

ARCHITECTURE
PLANNING
INTERIORS

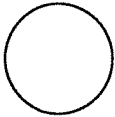
6959 LEBANON RD. STE 107
FRISCO, TEXAS, 75240
(972) 839-8399

HUNG TONG'S STORAGE
215 S. HOOK ST.
HICKORY CREEK, TX 75065

ISSUE LOG

NO.	DESCRIPTION	DATE
1	PROPOSED	1/1/21
2	REVISION FOR PERMIT	1/1/21

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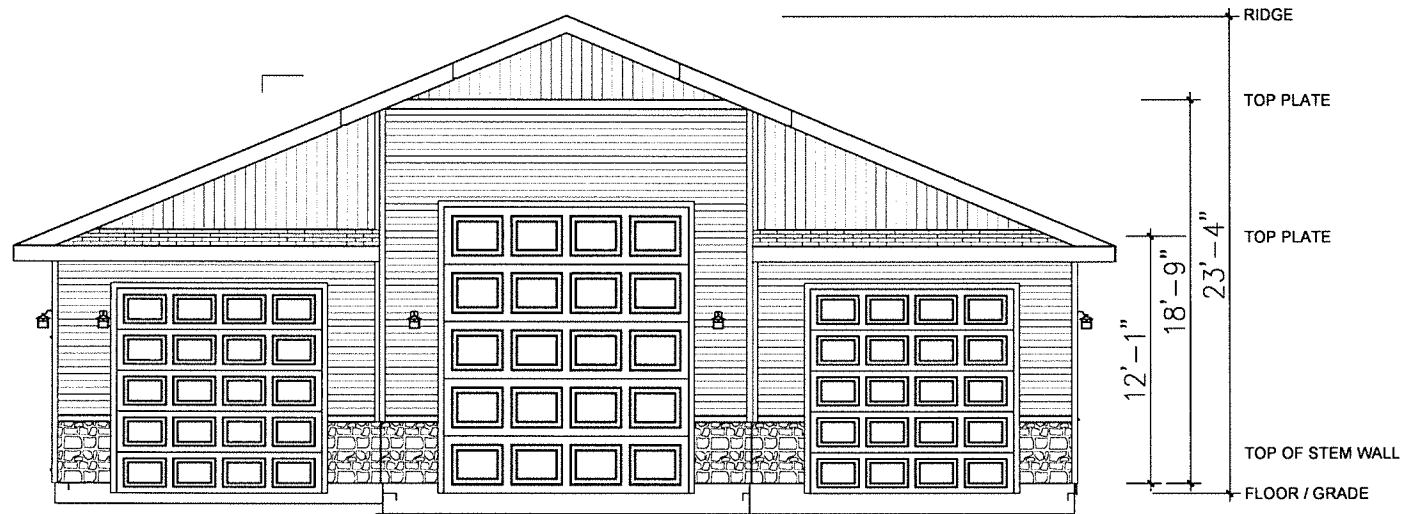


DATE: _____ SIGNED: _____

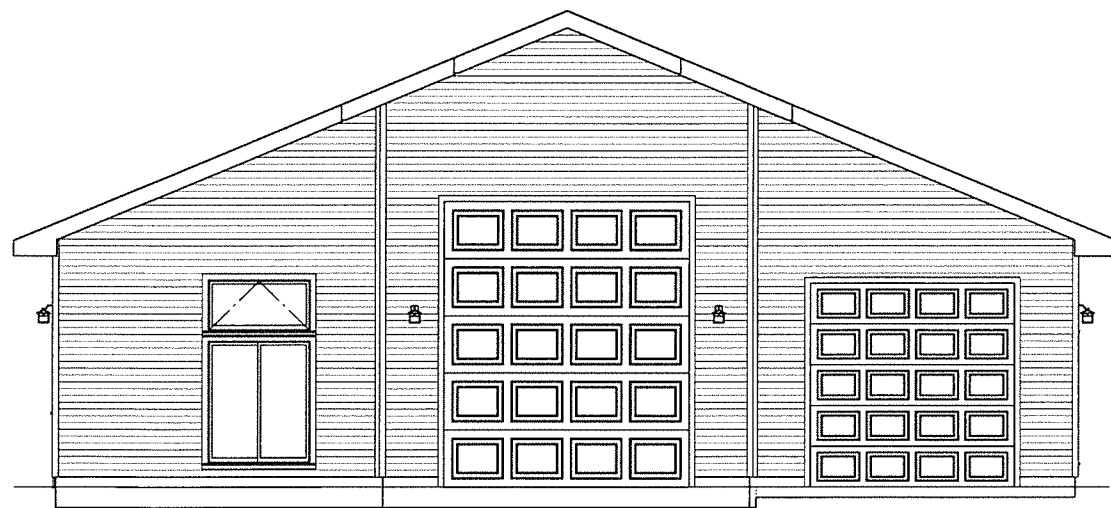
JOB NO. _____
SCALE: _____
DRAWN: _____

SHEET NO.

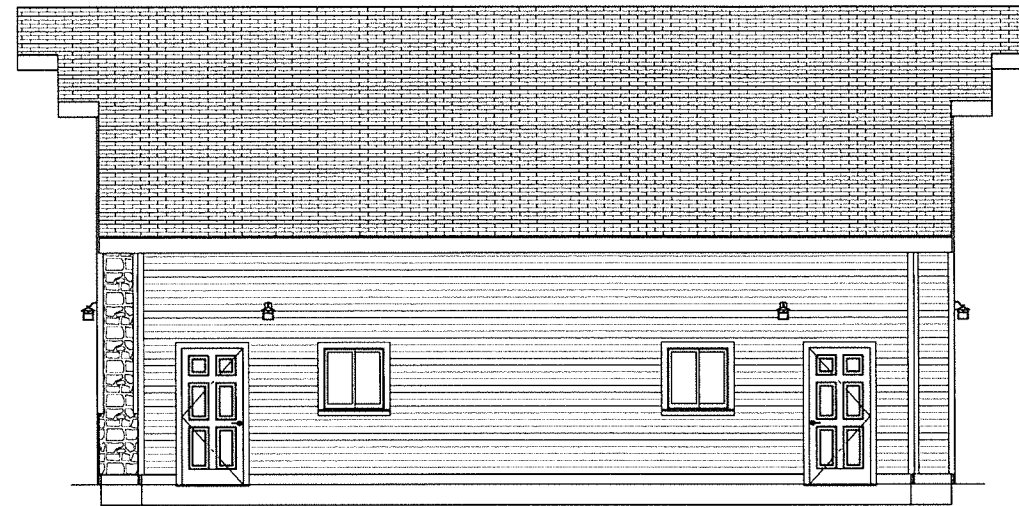
A1
FLOOR PLAN



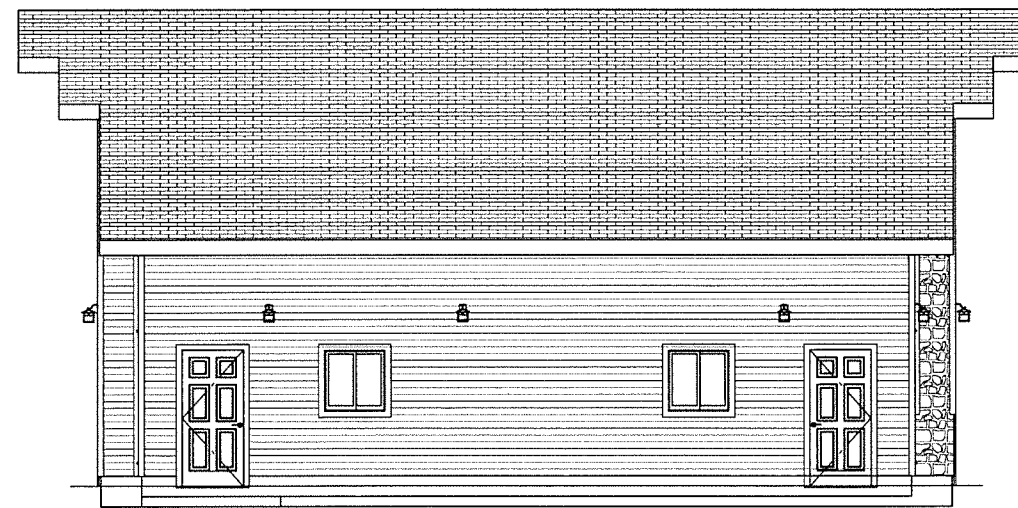
01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



04 REAR ELEVATION
SCALE: 1/4" = 1'-0"



02 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



03 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

01 ELEVATIONS
SCALE: 1/4" = 1'-0"

MJ
DESIGN GROUP

ARCHITECTURE
PLANNING
INTERIORS

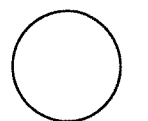
6959 LEBANON RD. STE 107
FRISCO, TEXAS, 75240
(972) 839-8399

HUNG TONG'S STORAGE
215 S. HOOK ST.
HICKORY CREEK, TX 75065

ISSUE LOG

NO.	DESCRIPTION	DATE
PROGRESS	DATE	
ISSUE FOR PERMIT	DATE	

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DATE: _____ SIGNED: _____

JOB NO. _____
SCALE _____
DRAWN: _____

SHEET NO.

A2
ELEVATION

ARTICLE VII. - SF-1 RESIDENTIAL DISTRICT

SECTION 1:

Regulations set forth in this section [article] are the district regulations in the SF-1 Residential District.

SECTION 2:

Uses. In the SF-1 Residential District, no building, or land shall be used and no building shall be hereafter erected, reconstructed or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

- (1) One-Family dwellings.
- (2) Churches.
- (3) Public schools, elementary and high; institutions of higher learning.
- (4) Museums, libraries, parks, playgrounds, or community centers.
- (5) Telephone exchanges where no public business office and no repair or storage facilities are maintained.
- (6) Golf courses, except miniature courses, driving tees and other similar activities operated for commercial purposes.
- (7) Country Clubs.
- (8) Temporary buildings accessory to new construction provided such are razed within 30 days after substantial completion of such new construction to which they are accessory, or failing completion of new construction, within 60 days after start of such temporary construction.
- (9) Fire Stations.
- (10) Only the following accessory buildings and uses:
 - (a) One private garage when located within the building envelope described in any district; 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 1,200 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 900 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 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-1 Residential District. Temporary signs may be an exception with prior approval by the Planning and Zoning Commission.
- (h) Additional uses on land comprising five or more acres and used for farming, ranching, and other uses that are incidental and secondary to the use permitted for residential districts and which do not change the character thereof, including garages for implements or equipment, servants or custodial care quarters, guest houses, bath houses, greenhouses, tool sheds, pen, barns, workshops, well houses, or enclosures for cows, horses, mules, donkeys, sheep or goats.
- (i) SF1 portable accessory buildings shall not exceed 250 square feet with a plate height of 12 feet. The building must be securely anchored to the ground to withstand winds up to 75 miles per hour.
 - (1) All the above mentioned accessory buildings shall be governed by the same regulations regarding setbacks as set forth in existing SF-1 Residential District regulations and shall not have a total height of more than 25 feet.
 - (2) Barns and animal housing shall not be located nearer than 200 feet from any existing dwelling.

- (3) Size requirements for any custodial care, servants quarters, or guest house shall be not less than 600 square feet when built over a garage not less than 750 square feet free standing and shall contain not more than 1,000 square feet of living area, and must comply with current garage ordinances.
- (4) Only one building for human habitation other than the primary residential dwelling shall be allowed on any individual tract of land of three or more acres.
- (5) Before a building permit is issued or construction is begun on any accessory building, all city [town] building regulations, ordinances and current fees must be complied with.
- (6) Accessory buildings not used as a dwelling may be constructed of metal, masonry veneer or wood.
- (7) Buildings used for dwelling must conform to all other regulations pertaining to setbacks and construction, including masonry requirements, utilities and improvements commensurate with all local, county, and state governing agencies.
- (8) Nothing in this ordinance shall be construed to permit circumvention of the single-family residential garage ordinance.

(11) Every use not hereby specifically authorized and permitted is expressly prohibited in SF-1 Residential District.

(Ord. 86-10-114; Ord. 99-02-446, 2/16/99)

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 25 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 100 feet.

- (4) *Width of Lot.* The minimum width of the lot shall be 100 feet at the building line.
- (5) *Depth of Lot.* The minimum lot depth shall be not less than 150 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 one acre. The minimum floor area of the main building shall not be in the aggregate less than 2,500 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.

To the Applicant:

I, Joseph J. Graff, understand the above requirements and have read them thoroughly and my statements are true and correct.

Joseph John GRAFF
Applicant

12-20-21
Date

Lien holders (if any)

STATE OF TEXAS:

COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public, in and for the State of Texas

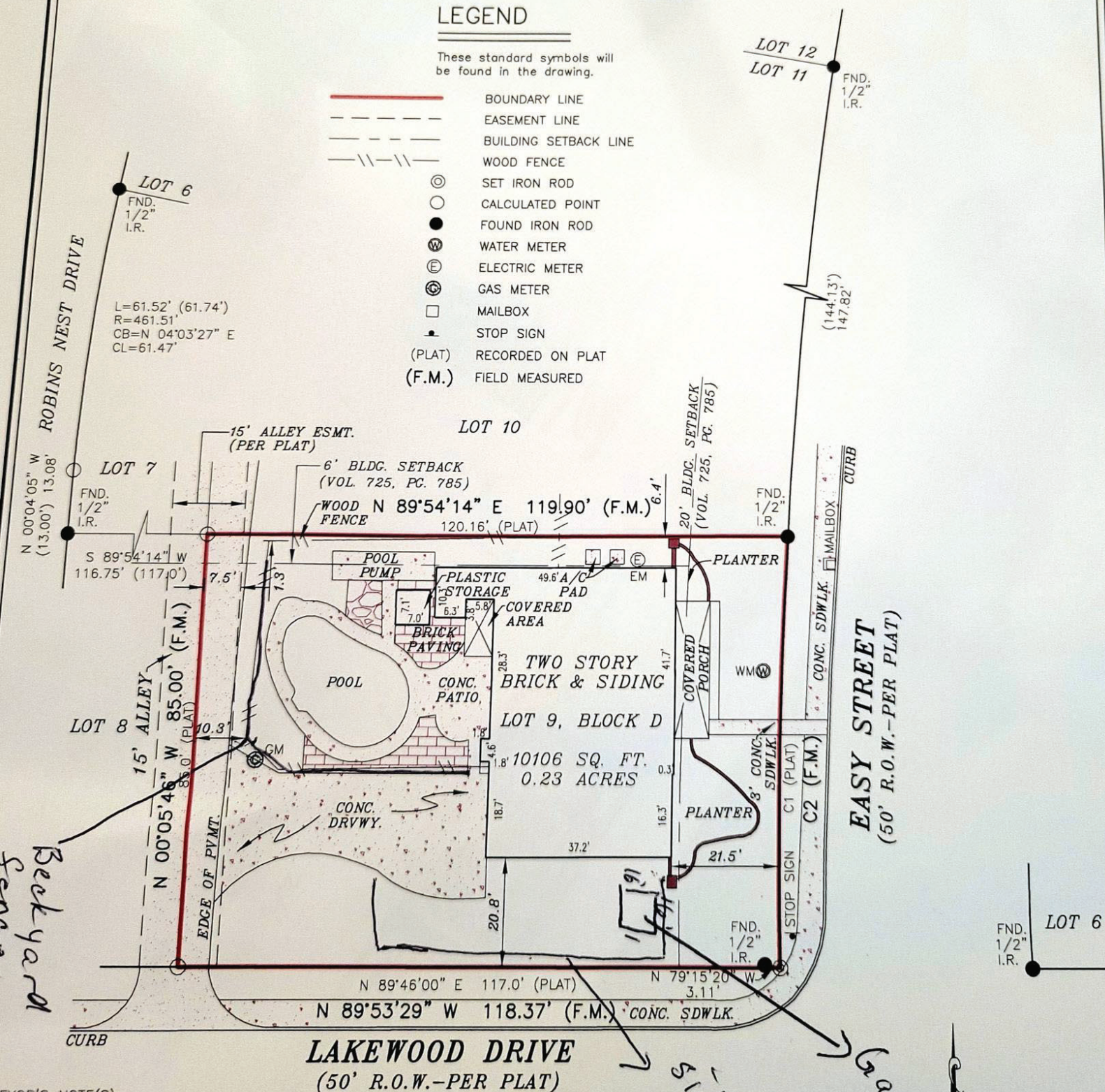
My Commission Expires On:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1144.41'	85.07'	---	---	---
C2	1144.41'	85.46'	85.44'	S 00°55'57" W	04°16'42"

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- ||-||-|| WOOD FENCE
- ⊙ SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ⊗ WATER METER
- ⊕ ELECTRIC METER
- ⊙ GAS METER
- MAILBOX
- ⊥ STOP SIGN
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED



BYOR'S NOTE(S):
OF BEARING, TEXAS NORTH CENTRAL NAD 83.

ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION
IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

LOT 10 WAS ORIGINALLY PLATTED IN VOLUME 10, PAGE(S)

House

John Graff
1 Easy St
Hickory Creek, TX 75065
972-727-1452

26' 3"

16'

16'

Window
16" x 24"

16'

6' 8" Door
Roll up!

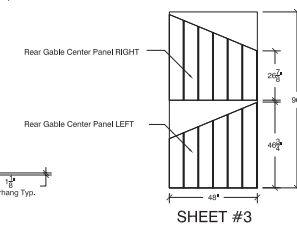
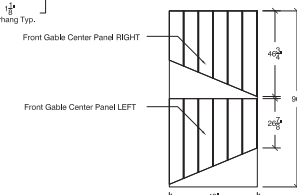
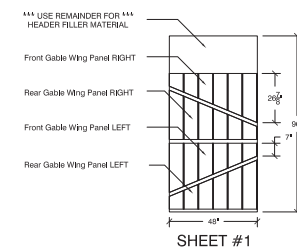
Window
16" x 24"

16'

4'



Easement

Sidewalk



ISOMETRIC VIEW WITH LOFT
NOT TO SCALE

 **ISOMETRIC VIEW**
NOT TO SCALE

		16'-0" GABLE STYLE BUILDING	
		SITE ADDRESS 1000 Terres Co. Morris, IL 61552	CITY STATE R. X. Morales May 21, 2007
PHONE/FAX/EMAIL/WEBSITE		PHONE: 734.242.0000	PAGES: 4 of 4

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. 86-10-114; Ord. 99-02-446, 2/16/99)

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.