

DIVISION 4. - R-1B SINGLE-FAMILY RESIDENCE DISTRICT

Sec. 28-321. - Purpose.

The R-1B single-family residence district is intended to provide for single-family development at moderate density, where a full range of urban services can be provided. A limited range of compatible uses are also permitted either to provide services to residents or maintain low-intensity use of open land. Lot area, yard and other requirements are designed to encourage maintenance of quality residential areas in character with contemporary standards.

(Ord. No. 1986-49, § 1(4.401), 9-16-86)

Sec. 28-322. - Permitted uses.

Permitted uses in the R-1B district are:

- (1) Single-family dwellings.
- (2) Public uses, such as parks, libraries, buildings and municipal zoos.
- (3) Schools including public and private schools, elementary and secondary schools, preschools, kindergartens, nursery schools and special schools, provided the use meets all setback, lot size and other development requirements applicable.
- (4) Houses of worship, convents, rectories, parsonages and parish houses.
- (5) Golf courses, but not miniature courses or driving ranges.
- (6) Fire stations, police stations, artesian wells, pumping stations, lakes, boat docks, boathouses, water supply, reservoirs, filter beds, water tanks, towers or standpipes and marinas.
- (7) Railroad rights-of-way, railroad tracks, bridges and signals.
- (8) Public utilities; poles, wires and transmission and/or distribution lines and other transmission and distributing appurtenances, but not including office buildings or storage facilities, electrical energy production facilities, transformers or relay substations.
- (9) Accessory off-street parking and loading facilities subject to the provisions of article VII of this chapter.
- (10) Accessory signs subject to the provisions of article VIII of this chapter.
- (11) Other accessory uses subject to the provisions of section 28-926.
- (12) Home occupations subject to the provisions of section 28-928 and all other applicable provisions of this chapter.
- (13) Agriculture; farming and raising of agricultural products.
- (14) Sale of beer for on-premise consumption, provided that such use is located on a public golf course.
- (15) Wireless communication system antennas on alternate independent support structures.
- (16) Community home I.
- (17) Vineyards.
- (18) Excavation, mining and/or removal of material limited to sand, soil or gravel, as an accessory use for the purpose of construction on the property or development of the property for a permitted use by right or by special permit; provided the excavation, mining and/or removal of material meet the following:
 - a. The amount of material being removed from the site is not more than 125,000 cubic yards;

- b. A site grading permit is issued meeting all requirements of article III, division 3 of this chapter for a period of time that is specified in the site grading permit which period of time shall be reasonable for the amount of work that is being done as part of the construction on the property or development of the property for a permitted use, as determined by the building official; and
- c. If excavation, mining and/or removal of material is intended to create a water body or lake as an accessory use, the area of the water body or lake cannot exceed ten percent of the total area of the tract or lot where it is being constructed. This applies to the parent tract or lot and further division of the parent tract or lot will not permit additional water bodies or lake to exceed ten percent of the total area of the parent tract or lot.

(19) Temporary commercial parking facility.

(Ord. No. 1986-49, § 1(4.402), 9-16-86; Ord. No. 1987-24, § 12, 12-21-87; Ord. No. 1988-45, § 10, 10-18-88; Ord. No. 1990-61, §§ 6, 8, 12-18-90; Ord. No. 1996-3, § 4, 2-20-96; Ord. No. 1997-30, § 1(b), 7-1-97; Ord. No. 2004-0332, § 1, 6-15-04; Ord. No. 2008-453, § 3, 9-2-08; Ord. No. 2010-692, § 1, 12-7-10; [Ord. No. 2014-432, § 1, 8-5-14](#).)

Sec. 28-323. - Special uses.

Uses which may be allowed in the R-1B district by special permit in accordance with the provisions of section 28-121 et seq. are:

- (1) Sale of beer and wine for consumption off premises; provided that such use is located in a nonconforming retail grocery store.
- (2) Licensed group homes.
- (3) Clubs, lodges, fraternities and sororities where the chief activity is not a business.
- (4) Public utilities; electrical energy production facilities, transformers or relay substations and storage facilities.
- (5) Reserved.
- (6) Airport or heliport, subject to approval of the Federal Aviation Administration.
- (7) Hospitals.
- (8) HUD-Code manufactured home parks or recreational vehicle parks or HUD-Code manufactured home subdivisions.
- (9) Cemeteries.
- (10) Excavation, mining and/or removal of any material, including, but not limited to, sand, soil and gravel, as an accessory use for the purpose of construction on the property or development of the property for a permitted use by right or by special permit, if (1) the amount of material being removed from the site is more than 125,000 cubic yards, or (2) the excavation and/or mining involving the removal of material is intended to construct a water body or lake as an accessory use and the area of the water body or lake exceeds ten percent of the total area of the lot or tract where it is being constructed; provided the excavation, mining and/or removal is conducted in accordance with all terms and conditions of the special use permit, the surface mining and excavation guidelines and all other applicable ordinances and codes of the city and meets the following conditions:
 - a. The property on which the excavation, mining and/or removal operation is conducted is not located within 1,000 feet of 26 or more dwelling units, and

- b. Trucks used to transport excavated material from an excavation or mining operation site shall not be driven on a local or collector street that provides vehicular access to a residential subdivision containing 26 or more dwelling units.
- (11) Reserved.
- (12) Vocational rehabilitation enterprises, with a letter of support from the appropriate state or federal agency.
- (13) Reserved.
- (14) Bed and breakfast homestay establishment provided that a bed and breakfast facility license has been issued in accordance with chapter 13 of this Code.
- (15) Nursery or greenhouse (retail or wholesale).
- (16) Reserved.
- (17) Kennels and stables.
- (18) Veterinarian clinics (no outside kennels).
- (19) Child care facilities provided that: a. the lot sides or fronts onto an O, C, or M district, or fronts in a collector or arterial street; b. the driveway will be no closer than 100 feet from a signalized intersection; and c. the lot is not in the same block face (including both sides of the street) where any other child care facility or licensed group home already exists.
- (20) Outdoor recreational and amusement facility.
- (21) Community gardens provided that a community garden permit has been issued in accordance with chapter 13 of this Code (unless such permit is not required under chapter 13 of this Code).
- (22) Adult day care facilities.
- (23) Commercial funeral home, provided the lot has frontage on a street classified as an arterial or limited-access freeway, the lot is a minimum of at least one acre, and the lot is not located closer than 200 feet from a residential use.
- (24) Mortuary services as an accessory use to a commercial funeral home and subject to the provisions of section 28-926.
- (25) Wineries.
- (26) Reserved.
- (27) Farmers' markets (except on lots containing only single-family uses) provided that a farmers' market permit has been issued in accordance with chapter 13 of this Code.
- (28) Sale of alcohol for off-premise consumption provided that such use occurs at a permitted farmers' market.
- (29) Transitional shelter I.
- (30) Dwelling, small lot single-family provided that:
 - a. The dwelling is located within the limits of the area depicted in the Imagine Waco, A Plan for Greater Downtown.
 - b. The dwelling is located on a street that is 26 feet or wider and on-street parking is not restricted.
 - c. If the dwelling is located on an arterial or collector street or the lot is less than 40 feet in width, access should be from an alley or an approved shared driveway with adjoining lot(s).
 - d. The following architectural requirements will apply in addition to the requirements of section 28-223:

- (i) Front building façades must maintain a minimum of 25 percent openings in the wall which must consist of windows and doors. A side building façade located on a corner lot must maintain a minimum of 15 percent openings in the wall which must consist of windows and doors.
 - (ii) Primary and accessory building materials must remain complimentary to each other, and of the surrounding character of similar structures.
 - (iii) All structures must have at least one primary entrance. The main entrance of the home shall face the front property line.
 - (iv) All structures shall provide an entry-level covered porch with a minimum depth of five feet along at least 50 percent of the front building façade.
- (31) Short term rental type II provided that a short term rental facility license has been issued in accordance with chapter 13 of this Code.
 - (32) Short term rental type I provided that a short term rental facility license has been issued in accordance with chapter 13 of this Code.
 - (33) Crematory services as an accessory use to a commercial funeral home and subject to the provisions of section 28-926.

(Ord. No. 1986-49, § 1(4.403), 9-16-86; Ord. No. 1987-3, §§ 8, 10, 2-17-87; Ord. No. 1987-24, §§ 1, 9, 14, 12-21-87; Ord. No. 1987-64, § 1, 11-24-87; Ord. No. 1988-45, § 14, 10-18-88; Ord. No. 1989-30, §§ 5, 6, 7-18-89; Ord. No. 1990-61, §§ 11, 15, 12-18-90; Ord. No. 1992-25, § 4, 7-7-92; Ord. No. 1997-2, § 1(a), 2-4-97; Ord. No. 1997-25A, § 1, 6-17-97; Ord. No. 1997-30, § 1(c), 7-1-97; Ord. No. 1998-53, § 1, 2-2-99; Ord. No. 2004-0332, § 1, 6-15-04; Ord. No. 2005-287, § 2, 5-3-05; Ord. No. 2007-290, § 3, 5-1-07; Ord. No. 2008-453, § 3, 9-2-08; Ord. No. 2010-692, § 1, 12-7-10; Ord. No. 2010-693, § 1, 12-7-10; Ord. No. 2011-116, § 1, 3-1-11; Ord. No. 2011-117, § 1, 3-1-11; Ord. No. 2013-481, § 1, 8-20-13; Ord. No. 2013-483, § 1, 8-20-13; Ord. No. [2016-174](#), § 1, 3-1-16; Ord. No. [2017-703](#), § 2, 8-1-17; Ord. No. [2018-568](#), § 1, 6-5-18)

Sec. 28-324. - Lot area.

Except as otherwise provided in section 28-901, every lot in the R-1B district upon which a structure or use is erected, altered or maintained shall have:

- (1) *Single-family dwelling.* An area of not less than 6,000 square feet per dwelling unit; and a minimum width of 50 feet. On curvilinear streets, on culs-de-sac and in areas where side lot lines are not parallel, lot width may be measured at the building setback line rather than the property line.
- (2) *Small lot single-family dwelling.* An area of not less than 3,000 square feet per dwelling unit; and a minimum width of 30 feet.
- (3) *All other permitted uses.* An area of not less than one acre; and a minimum width of 100 feet.
- (4) *Uses allowed by special permit.* A minimum area of not less than 7,000 square feet and a minimum width of not less than 60 feet, subject to the provisions of section 28-130.

(Ord. No. 1986-49, § 1(4.404), 9-16-86; Ord. No. 2003-0523, § 1, 9-2-03; Ord. No. [2016-174](#), § 1, 3-1-16)

Sec. 28-325. - Height restrictions.

Except as provided in section 28-903, no structure or use in the R-1B district shall be erected, altered or maintained which exceeds 2½ stories or 35 feet in height.

(Ord. No. 1986-49, § 1(4.405), 9-16-86)

Sec. 28-326. - Yard requirements.

Except as provided in section 28-904, no structure or use in the R-1B district shall be erected, altered or maintained unless the following yards are provided:

- (1) *Single-family dwelling and small lot single-family dwelling.* A front yard of not less than 25 feet; two sides of not less than five feet each; and a rear yard of not less than 25 feet.
- (2) *All other permitted uses.* A front yard of not less than 50 feet; two side yards of not less than 25 feet each; and a rear yard of not less than 50 feet.
- (3) *Uses allowed by special permit.* A front yard of not less than 25 feet; two side yards of not less than six feet each; and a rear yard of not less than 25 feet; subject to the provisions of section 28-130(b).

(Ord. No. 1986-49, § 1(4.406), 9-16-86; Ord. No. 2003-0523, § 2, 9-2-03; Ord. No. [2016-174](#), § 1, 3-1-16)

Sec. 28-327. - Additional regulations.

Uses in the R-1B district shall also comply with the following regulations:

- (1) Section 28-171 requiring review of development plans for all uses except single-family dwellings.
- (2) Chapter 9 regulating development in the escarpment zone.
- (3) Chapter 11 regulating development in floodplains.
- (4) A permit is required for all site work of property and for the construction or substantial alteration of a parking lot. "Substantial alteration" includes the adding of spaces or reconstruction of the parking lot area. Single-family residential uses shall be exempt from this requirement.

(Ord. No. 1986-49, § 1(4.407), 9-16-86; Ord. No. 1998-82, § 1, 5-4-99)

Sec. 28-328. - Distance requirement.

A community home I located in the R-1B district shall be located at least ½-mile from another community home I.

(Ord. No. 2004-0332, § 1, 6-15-04)

Secs. 28-329—28-345. - Reserved.