Article XXIV.
Special Parking and Area Regulations and Exceptions

Sec. 1. Vision clearance.

On any corner lot on which front and side yards are required, no wall, fence, structure, sign, tree, shrub, or hedge may be maintained as to cause danger to traffic by obstructing the view and when topography prevents a clear view, this bank shall be removed.

Sec. 2. Building lines.

(a) The front building line of the main dwelling hereafter constructed in residence districts, or altered in such manner as to change the position of such front building line, shall be located the distance required from the front lot line as may be required in the residential district in which such dwellings are located.

(b) Reserved.

(Ord. No. 895-A, § 1, 2-11-74)

Sec. 3. Lot area.

On any lot separately owned on August 18, 1956, a single-family dwelling may be erected even though such lot has less area than required by these regulations.

Sec. 4. Location of dwellings and buildings.

Only one main building for single-family, two-family, or multiple-family use, with permitted accessory buildings, may be located upon a lot or unplatted tract. Every dwelling shall face or front upon a street or officially approved place, other than an alley, which means of access shall have a minimum width of 30 feet. Where a lot or tract of land is used for commercial or industrial purposes, more than one main building may be located upon the lot but only when such buildings conform to all the open space, parking and density requirements applicable to the uses and district, and when all such main buildings face upon a street or officially approved place, other than an alley. Whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a street or officially approved place, the same may be permitted when the site plan for such development is approved by the city plan commission so as to comply with the normal requirements for platting.

Sec. 5. Protection of municipal telecommunications networks.

(a) No building or other structure, or portions thereof, shall be erected or maintained by any property owner, lessee, licensee, contractor or government entity not otherwise exempt by law, which creates interference or obstruction to the City of Richardson's law enforcement, public safety, general government or emergency telecommunications networks.

(b) To ensure compliance with this section, any person or entity intending to construct or erect, within the City of Richardson, a building or structure greater than 50 feet in height, shall submit plans, either as part of the building permit review process or, if a site plan is required, as a part of the site plan process, that indicates the location and height of all buildings or structures in excess of 50 feet in height. Said application shall request of the

city a determination of compliance of the proposed construction. The city shall determine within 30 days, whether or not the proposed building or structure would create a disturbance or interference to the City of Richardson's telecommunications network.

(c) If a determination is made that the proposed building or structure would create a disturbance or interference, the property owner, lessee, licensee, contractor or government entity may:

(1) Modify their plans in such a manner as to remove the interference or disturbance; or

(2) Provide appropriate facilities and/or equipment at no cost to the city to ensure the continued satisfactory operation of the telecommunications network.

(Ord. No. 2872-A, § 15, 2-25-92)

Sec. 6. Use of required off-street parking and other parking spaces.

Where off-street parking spaces are provided in LR-M(1), LR-M(2), C-M,I-M(1), I-M(2), I-FP(1), I-FP(2), TO-M, O-M or PD districts, in the duplex or residential district for uses other than single-family residential uses, under special permit zoning or other such district classifications as are hereafter adopted, such parking spaces may be used only for the parking of motor vehicles of the owner, employees or customers and shall not be used for the storage or display of merchandise, automobiles or other property being offered for sale, lease, rent, exchange or use, and such parking spaces shall not be used for repairing, refurbishing or replacing parts or component parts of any property of any kind, class or character except as permitted in article XXII-A of the comprehensive zoning ordinance or in chapters 5 1/2 and 13 of the Code of Ordinances [now chapters 12 and 13].

(Ord. No. 440-A, § 1, 12-13-65; Ord. No. 2159-A, § 2, 2-18-80; Ord. No. 2816-A, § 30, 1-14-91; Ord. No. 2878-A, § 2, 5-11-92)

Editor's note: *Section 34 of Ord. No. 2816-A, adopted Jan. 14, 1991, provided as follows:*

"The paving and screening requirements for approved parking places in existing areas developed for residential purposes, as provided in Article XXIV, Section 6 of [this] Comprehensive Zoning Ordinance, as amended herein, and as set forth in Section 30 of this ordinance, shall not be enforced for a period of one (1) year from the date of adoption of this ordinance."

Subsequently, Ord. No. 2878-A amended the effective date to be June 1, 1996.

End of Article XXIV