

ZONING ORDINANCE

14A Attachment 3

APPENDIX 3

**APPENDIX 3-1
SINGLE-FAMILY DWELLING, DETACHED
AREA, SETBACK, AND HEIGHT REGULATIONS**

Zoning Dist.	Min. lot area	Min. lot width	Min. lot depth	Front setback	Side setback	Rear setback	Hgt. Limit
AG	2 Acres			50	50	50	45
R	6000	60	100	25	10	25	45
D	6000	60	100	25	10	25	45
A-1	6000	60	100	25	10	25	45
A-2	6000	60	100	25	10	25	45
LR	6000	60	100	25	10	25	45
LB	6000	60	100	25	10	25	45
B	6000	60	100	25	10	25	45
CBD	none	none	none	none	none	none	45
THOR	6000	60	100	25	10	25	45

(Ordinance 1059 adopted 11/11/2002)

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APPENDIX 3-2
SINGLE-FAMILY DWELLING, ATTACHED
AREA, SETBACK, AND HEIGHT REGULATIONS

Zoning Dist.	Min. lot area	Min. lot width Interior/Corner	Min. lot depth	Front setback	Side setback Interior/Corner	Rear setback	Hgt. Limit
D	2,250	25 Interior 30 Corner	90	25	10 Interior 15 Corner	15	45
A-1							
A-2							
LR							
LB							
B							
CBD	none						
THOR							

(Ordinance 1463 adopted 1/13/2025)

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**APPENDIX 3-3
TWO-FAMILY DWELLING
AREA, SETBACK, AND HEIGHT REGULATIONS**

Zoning Dist.	Min. lot area	Min. lot width	Min. lot depth	Front setback	Side setback	Rear setback	Hgt. Limit
D	6000	60	100	25	10	20	45
A-1	6000	60	100	25	10	20	45
A-2	6000	60	100	25	10	20	45
LR	6000	60	100	25	10	20	45
LB	6000	60	100	25	10	20	45
B	6000	60	100	25	10	20	45
CBD	none	none	none	none	none	none	45
THOR	6000	60	100	25	10	20	45

(Ordinance 1059 adopted 11/11/2002)

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APPENDIX 3-4
MULTIFAMILY DWELLING AND TOWNHOUSE
AREA, SETBACK, AND HEIGHT REGULATIONS

Zoning Dist.	Min. lot area	Min. lot width	Min. lot depth	Front setback	Side setback	Rear setback	Hgt. Limit	Max. Percent of coverage
A-1	7200 +700/unit	100	120	25	20	25	45	50
A-2	7200 +700 unit	100	120	25	20	25	none	50
LR	7200 +700/unit	100	120	25	20	25	45	50
LB	7200 +700/unit	100	120	25	20	25	45	50
B	7200 +700/unit	100	120	25	20	25	45	50
CBD	none	none	none	none	none	10	none	90
THOR	7200 +700/unit	100	120	25	20	25	45	50

(Ordinance 1463 adopted 1/13/2025)

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**APPENDIX 3-5
MANUFACTURED HOUSING
AREA, SETBACK, AND HEIGHT REGULATIONS**

Zoning Dist.	Min. lot area	Min. lot width	Min. lot depth	Front setback	Side setback	Rear setback	Hgt. Limit	Max. % cover
MH-1 (m.h. park)	6000*	50	120	25	5	5	17	50
MH-2 (m.h. subdiv.)	6000*	50	120	25	5	10	35	40

*Manufactured home subdivisions or Manufactured home parks are allowed by special use permit; Site plan required;

Minimum size of park or subdivision: 5 acres

Minimum number of park spaces: 10

Minimum number of subdivision lots: 10

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**APPENDIX 3-6
NONRESIDENTIAL USES
AREA, SETBACK, AND HEIGHT REGULATIONS**

Zoning Dist.	Min. lot area	Min. lot width	Min. lot depth	Front setback	Side setback	Rear setback	Hgt. Limit	Max. % cover
AG	5 Acres	100	100	25	15	15	35	35
R	7200	60	100	25	15	15	35	35
D	7200	60	100	25	15	15	35	35
MH-1 or 2	7200	60	100	25	15	15	35	35
A-1	7200	100	100	25	15	15	35	50
A-2	7200	100	100	25	15	15	35	50
LR	6000	60	100	25	15	15	35	35
LB	6000	60	100	25	10	10	35	50
B	6000	60	100	25	10	10	35	50
CBD	None	none	none	none	none	10	none	no max.
THOR	40000	60	125	25	25	10	35	65
LI	12500	60	125	25	10	10	35	65
HI	12500	60	125	25	10	10	35*	65

*The height limit in the HI district may be increased upon approval of a site plan by the City Commission.

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NOTES TO AREA REGULATIONS

1. Exception to Lot Area Requirement

- a. A lot having less area than required, which was an official lot of record at the time of adoption of this ordinance, may be used for a single-family dwelling.
- b. No lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements set forth in the respective district.

2. Special Front Yard Regulations

- a. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building.
- b. Open and unenclosed terraces and porches may project into the required front yard for a distance not to exceed five (5) feet, provided that no support structure for such extensions shall be located within the required front yard.
- c. Every part of a required front yard shall be open and unobstructed from a point 36" above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply, however, to living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, basketball goal supports, and similar structures, fountains, or overhead service lines and poles for utilities, which shall be situated and constructed in accordance with the applicable codes of the City.
- d. On any corner lot for which front and side yards are required, no wall, fence, structure, sign, tree, or other planting or sloped terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point 20 feet back from the right-of-way corner. Visual clearance shall be provided in all zoning districts so that no fence, wall, vegetation, architectural screen, earth mounding, or landscaping obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection.
- e. On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless shown specifically otherwise on an approved final plat.
- f. Where a building line has been established by a plat approved by the City Commission or by ordinance, and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat provided no such building line shall be less than 20 feet, except as approved under a Planned Development.

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- g. Where the frontage on one side of a street between two intersection streets is divided by two or more zoning districts, the front yard shall comply with the requirement of the most restrictive district for the entire frontage.
- h. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.
- i. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare upon which a lot abuts, the front or side yard shall be measured from the future right-of-way line.
- j. Accessory buildings or structures shall not be located in front of the main structure nor within the designated front yard of any lot or parcel.

3. Special Side Yard Regulations

- a. The ordinary extensions of windowsills, awnings, belt courses, cornices, roof overhangs, eaves, chimneys, and other architectural features may extend an additional 24 inches into a required yard.
- b. When a nonresidentially zoned lot or tract abuts a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of 10 feet shall be provided on the nonresidential property. An opaque wood fence or masonry wall having a minimum height of six feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.
- c. Accessory structures are required to have a 5-foot side yard setback and rear yard setback.
- d. On any corner lot for which front and side yards are required, no wall, fence, structure, sign, tree, or other planting or sloped terrace or embankment may be maintained higher than three (3) feet above the street grade, so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point 20 feet back from the right-of-way corner. Visual clearance shall be provided in all zoning districts so that no fence, wall, vegetation, architectural screen, earth mounding, or landscaping obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection.
- e. Where a multifamily structure (apartment building) is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court area for a distance greater than five (5) feet.

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4. Special Rear Yard Regulations

- a. The required rear yard shall be open and unobstructed from a point thirty-six (36) inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein.
- b. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed 4 feet.
- c. Accessory structures shall have a minimum rear yard setback of 5 feet. Structures attached to the main structure, such as garages and carports, are considered to be part of the main structure, and are not considered to be accessory structures.
- d. The minimum distance from the public right-of-way to the entrance of a garage or carport shall be 15 feet.
- e. When a nonresidentially zoned lot abuts upon a zoning district boundary line dividing that lot from a residentially zoned lot or tract, a minimum rear yard of 10 feet shall be provided on the nonresidential property. An opaque wood fence or masonry wall having a minimum height of 6 feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.

5. Special Height Regulations

- a. Church steeples, domes, spires, flagpoles, roof gables, chimneys, and vent stacks may extend for an additional height not to exceed 15 feet from the maximum height of a structure to the highest point of any such church steeple, dome, spire, flagpole, roof gable, chimney, or vent stack.
- b. Municipal water towers and sports lighting facilities, utility poles, and utility towers shall be specifically exempted from the maximum height restrictions imposed by this ordinance.
- c. Water tanks, cooling towers, school and institutional buildings, and ancillary buildings and facilities of a religious organization, such as a gymnasium or classroom building, may be erected to exceed 25 feet in height, provided that one additional foot shall be added to the front, rear, and side yard setback requirements for each foot that such structures exceed 25 feet in height. Such structure shall not exceed 36 feet in height, except as provided in Section 5. (a) above.

The requirements established herein for additional setbacks shall not apply to the sanctuary building of a religious organization which is in excess of 25 feet in height.

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YARD AND HEIGHT REGULATIONS
ACCESSORY BUILDINGS

1. Accessory buildings shall not be erected any required front yard.
2. Accessory buildings shall not be located closer than 5 feet to any side or rear lot line.
3. Accessory buildings may not be placed in the required side yard if the side yard lot line abuts a street.
4. Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.

(Ordinance 1059 adopted 11/11/2002)