

**Public Notice
Agenda of
Board of Building Standards**

November 30, 2011

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, November 30, 2011, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas, to consider items on the following Agenda.

1. Call to order.
2. Approval of the minutes from the November 2, 2011 meeting.
3. Consideration and possible action regarding a proposed amendment to Section R302.1 of the City of Abilene Residential Building Code. (See Attachment)
4. Adjourn.

NOTICE

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should contact David Sartor at 676-6272 at least forty-eight (48) hours in advance of this meeting. Telecommunication device for the deaf is 676-6360.

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the ___ day of _____, 20___, at _____o'clock _____ (A.M. P.M.).

City Secretary

Attachment
Item 3

Chapter 3
BUILDING PLANNING

Section R302
Fire Resistant Construction

Section R302.1 Exterior walls. *{Amend to add an additional exception as follows :}*

Exceptions:

6. Roof overhang projections in compliance with the Residential Single-Family Patio Home (PH) District section of the City of Abilene Land Development Code. The underside of the projection shall have a 1 hour fire resistance rating.

Section 2.3.2.6 Residential Single-Family Patio Home (PH) District

(a) **Purpose.** The Residential Single-Family Patio Home (PH) District is designed to provide for development of detached single-family residences on compact lots having one side yard reduced to zero feet (i.e., zero-lot-line).

(b) **Authorized Uses.** The following are authorized uses under the regulations established in this chapter:

(1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;

(2) Accessory uses as authorized in Article 5, Division 4 of this Chapter 2.

(c) **Project Size.** The term project size shall mean the overall sum of acreage to be used for patio home development and shall include all patio home lots.

(d) **Site Layout and Building Requirements.** All development within this district shall meet the minimum site layout and building requirements outlined in Table 2-2 of this LDC.

(e) **Number of Dwelling Units per Lot.** There shall be a maximum of one (1) dwelling unit per lot, with the exception of accessory dwelling units which may otherwise be permitted by this LDC.

(f) **Common Areas**

Management & Maintenance. For any land and/or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common land and/or facilities.

(g) **Maintenance Easements, Overhangs:** Patio home developments shall be developed as zero-lot-line homes. A minimum five-foot (5') wide maintenance easement shall be placed on the other side of the property line of the zero-lot-line side yard to enable the property owner to maintain that portion of his/her house which is on the zero-lot-line. Side yards and maintenance easements shall be shown on the subdivision plat. A minimum separation between patio homes of ten feet (10') shall be provided. Roof overhangs will be allowed to project into the maintenance easement a maximum of twenty-four inches (24), but the maintenance easement shall remain reasonably accessible to the adjacent homeowner to perform maintenance and repairs to all portions of the exterior of his/her home. No accessory building, pool (except decking), or stored materials (e.g., firewood, garden or construction materials, etc.) shall be located or stored within the maintenance easement.

(h) **Concept Plan Required.** A concept plan is required at the time of any change of zoning to PH.