

### **10.03.020 R-1 district – Single-family and two-family residential district.**

---

A. Intent. The intent of this district is to provide for low density, rural residential development with single-family and two-family dwellings and to provide for such community services and facilities that would serve the area populations while preserving the character of existing residential areas within the City of Houston.

#### B. Permitted Uses of Structures.

1. The R-1 district allows one single-family, modular, or two-family dwelling on an individual lot. More than one primary dwelling residence requires a variance from the City of Houston.

2. In addition to the residential uses, the district allows uses such as public schools and libraries, day care centers, parks and playgrounds, churches, small agriculture uses including plant nurseries and truck gardens, as long as no odors or dusts are created affecting adjacent properties. Any use not consistent with uses listed under permitted or conditional uses and not a nonconforming use lawful before the effective date of the ordinance codified in this chapter is prohibited.

C. Conditional Uses. Natural resource extraction, telecommunication towers and mobile home parks may be conditionally permitted pursuant to the requirements of Chapter [10.07](#) HMC.

D. Permitted Accessory Uses and Structures. The R-1 district allows uses and/or structures which are necessary and desirable adjuncts to the permitted uses, where such accessory uses and structures are clearly secondary and incidental to the primary use of the property as a residence, and are under the management and control of the owner or resident of the dwellings on the lot. This includes private garages, up to five dogs allowed, private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers and travel trailers, in a safe and orderly manner; storage buildings; and other incidental structures and uses. Home occupations, including limited marijuana cultivation facilities, are permitted accessory uses defined in HMC [10.01.040](#) and regulated in HMC [10.04.020](#).

E. Minimum Lot Requirements. Lot area, 40,000 square feet.

F. Parking. See HMC [10.04.060](#).

G. Signs. See Chapter [10.05](#) HMC.

H. Prohibited Uses and Structures. Marijuana establishments and marijuana social clubs, except that limited marijuana cultivation facilities are permitted as an accessory use and structure. (Ord. 08-13 § 5, 2008; Ord. 09-23 § 4, 2009; Ord. 11-06 § 4(3), 2011; Ord. 16-05(A) § 5, 2016. Formerly Ch. 10.41 Art. IV)