

City of Sherman, TX
Friday, December 5, 2025

Chapter 14. Zoning Ordinance

ARTICLE 14.02. ZONING DISTRICTS

§ 14.02.008. R-4 (patio home residential) district.

The R-4 (patio home residential) district is designed to provide for a medium density, residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of four thousand (4,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the suburban neighborhood or core neighborhood future land use categories.

(1) Minimum requirements for lot area, width and setback.

Lot area:	4,000 sq. ft.
Lot width:	40'
Lot depth:	90'
Front setback (front-loaded garage):	20'
Front setback (rear-loaded garage):	10'
Rear setback (front-loaded garage):	15'
Rear setback (rear-loaded garage):	20'
Side setback (of corner lot):	5' (15')

- (A) Thoroughfare street setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a highway, major arterial, minor arterial or collector as set forth in the city's adopted thoroughfare plan.
- (B) For lot widths less than 45 feet measured along the front property line, civil plans shall be approved by the engineering department prior to final plat submittal to ensure that driveways and curb inlets meet engineering requirements.
- (2) Encroachment allowances. See section **14.04.001** (setback encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted uses. Those uses indicated as being permitted in the "R-4 (patio home residential) district" in article **14.10** (use chart).
- (4) Other regulations.
- (A) Site plan. A site plan shall be submitted to and must be approved by the development services director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-4 district.
- (B) Floor area. The total floor area of the main building shall not be less than 800 square feet or greater than 2,500 square feet.

- (i) A special exception may be granted by the board of adjustment for main buildings exceeding 2,500 square feet, but not exceeding 3,000 square feet. The special exception may be granted only if the board of adjustment finds that the special exception request is not contrary to the public interest, the request does not violate the intent of this subsection or the comprehensive plan, and the requested special exception would not cause injury to or restrict development on any other parcel of land. In no event shall the number of lots exceeding 2,500 square feet for the main building floor area allowed with a special exception exceed 25 percent of the subdivision.
- (C) Building area. The maximum allowable building area shall not exceed fifty-five (55) percent of the gross area of the lot or tract of land.
- (D) Height regulations. No building shall exceed thirty-five (35) feet.
- (E) Parking regulations. Refer to section **14.04.003** for parking regulations.
- (F) Landscaping requirements. Refer to section **14.04.006** for landscaping requirements.
- (G) Screening regulations. Refer to section **14.04.004** for fences and screening regulations.
- (H) Usable open space requirements. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with fifty (50) or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: Abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.

(Ordinance 6555 adopted 12/5/2022)