

SINGLE-FAMILY RESIDENTIAL (R-3)

Notes:

1. A site plan is required prior to the issuance of a building permit.
2. The following historic districts (as identified in the historic overlay maps) are subject to the provisions set forth in the zoning designation R-3:
 - a. East End Historic District (EEHD)
 - b. Silk Stocking Historic District (SSHD)
 - c. Lost Bayou Historic District (LBHD)
3. No projection closer than 12 inches to a common property line. Projections include: roof eaves (up to 36 inches), window sills, and other architectural features.
4. No side or rear yard required when adjacent to a canal or body of water, or to an alley or rights-of-way.
5. Sign, fence, and wall regulations apply.
6. Accessory structures shall be limited to the provisions in Sec. 3.305.
7. Only one principle structure and one ADU permitted, except as provided in Sec. 3.202.
8. Article 2, Section 2.314, Child Facility, Day Care (Residential), shall be permitted only in the Lost Bayou Historic District.
9. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.
10. Please note that for properties located within historic districts or designated as Galveston Landmarks, the Design Standards for Historic Properties also apply.



Minimum Lot Standards

Area:	2,500 square feet
Width:	0 feet
Depth:	0 feet

Setbacks

Front:	0 feet
Side:	0 feet
Rear:	0 feet

Building Height

Maximum:	50 feet, measured from base flood elevation
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Parking

Residential:	Minimum 1 per unit
Bed & Breakfast:	One per guest room, two of which may be placed in the street along the front yard
Commercial:	1 space per 1,500 square feet of floor area

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations

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Notes (cont.):

11. COMMERCIAL LAND USES IN CORNER STORES.

- a. Commercial activity as permitted for R-3 in corner stores shall be limited to the ground floor.
- b. Signage for corner stores shall be limited to 20 square feet maximum sign face and 15 foot max height.
- c. Gross floor area limited to 2,500 square feet
- d. Commercial land uses in corner stores shall be permitted only at the following addresses:
 1. **1801 Avenue L** - North 67.67 Feet of Lot 7 (7-1), Block 18
 2. **1806 Avenue L** - Lot 9, Block 78
 3. **1827 Avenue L (1206 19th street)** - North 73 feet of Lot 1 (1-2), Block 18
 4. **1828 Avenue L** - Lot 1, JSW Subdivision less north 2 feet
 5. **1203 Ball/Avenue H** - Northeast part of Lot 7 (7-1), Block 252
 6. **1327 Ball/Avenue H** - Lot 1, Block 253
 7. **902 Broadway/Avenue J** - South 74 Feet of Lot 8 & southeast part of Lot 9 (8-1), Block 189
 8. **928 Broadway/Avenue J** – Lot 14, Block 189
 9. **1004 Broadway/Avenue J** - South half of Lot 8 (8-2), Block 190
 10. **1501 Broadway/Avenue J** - Lot 6 & 7, Block 135
 11. **1801 Broadway/Avenue J** - Lot 7, Block 138
 12. **1804 Broadway/Avenue J** - Lots 8 through 10 & east half of Lot 11, Block 198
 13. **1202 Church/Avenue F** - South 84.16 feet of Lot 8 (8-2), Block 432
 14. **1301 Church/Avenue F** - Lot 7 Replat, Block 373
 15. **1427 Church/Avenue F** - Northwest part of Lot 1 (1-1), Block 374
 16. **1527 Church/Avenue F** - Lot 1R, Acres 0.1127, Undivided ½ interest
 17. **1602 Church/Avenue F** - South 73.17 feet of Lot 8 (8-2), Block 436
 18. **1327 Market/Avenue D** - Part of Lot 1 (1-1), Block 493
 19. **1728 Market/Avenue D** - South half of Lot 14 (14-2), Block 557
 20. **1801 Market/Avenue D** - Lot 7, Block 498
 21. **1802 Market/Avenue D** - Lot 8, Block 558
 22. **902 Postoffice/Avenue E** - South 87.67 feet of Lot 8 (8-1), Block 489
 23. **927 Postoffice/Avenue E** - North 52 feet of Lot 1 (1-1), Block 429
 24. **1028 Postoffice/Avenue E** - Lot 14 (14-2), Block 490
 25. **1127 Postoffice/Avenue E** - Lot 1, Block 431
 26. **1201 Post Office/Avenue E** - North 60 feet of Lot 7 (7-1), Block 432
 27. **1202 – 1208 Postoffice/Avenue E** - Lots 8 & 9 Block 492
 28. **902 Sealy/Avenue I** – South 51.5 feet of Lot 8 (8-1), Block 249
 29. **1728 Sealy/Avenue I** – Lots 12 thru 14, Block 257
 30. **1602 Winnie/Avenue G** – Lot 8, Block 376
 31. **303 – 305 16th Street** – Lot 7 & east half of Lot 6, Block 556
 32. **302 17th Street** - North 37.83 feet of Lot 1 (1-1), Block 556
 33. **1127 18th Street** – South 79.5 part of Lot 8 (8-1), Block 78
 34. **710 19th Street** – South 41.25 feet of Lot 1 (1-2), Block 318
 35. **1302 21st Street/Moody** – North 40 feet of Lot 1 (1-1), northwest Block 19, Galveston Outlots
 36. **1124 25th Street/Rosenberg (2428 Avenue L)** – Lot 14, Block 84