

- **RSF-2 Residential Single Family.** This district is intended to provide for high density, small lot single family residential development with a minimum lot size of 2,000 square feet. Zero-lot line units are permitted.

**Sec. 125-60.A. Land Use Regulations**

Schedule 125-70.B below prescribes the land use regulations for **RSF Residential Single Family Districts**. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-70.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

**Schedule 125-70.B: Use Regulations – Residential Single Family Districts**

<i>Use Classifications</i>	<i>RSF-20</i>	<i>RSF-10</i>	<i>RSF-7</i>	<i>RSF-5</i>	<i>RSF-2</i>	<i>Additional Regulations</i>
<b>Residential</b>						
Child Care Family Homes						
<i>Listed Family Homes</i>	P	P	P	P	P	
<i>Registered Family Homes</i>	S	S	S	S	S	
Residential Dwellings						Refer to Section 125-90.B
<i>Single Family Dwelling</i>	P	P	P	P	P	
<i>Single Family with Secondary Dwelling</i>	L1	L1	S	S	S	
<i>Duplex</i>	—	—	—	S	P	
<i>Townhouse</i>	—	—	—	—	P	
<i>Manufactured/Modular Homes</i>	—	—	—	S, L2	—	
Group Residential Facilities						
<i>Disabled Group Dwelling</i>	L3	L3	L3	L3	L3	Refer to Section 125-90.J
<b>Public and Semipublic</b>						
Cemeteries	S	S	S	S	S	
Cultural Institutions	S	S	S	S	S	
Parks and Recreation	P	P	P	P	P	

**Schedule 125-70.B: Use Regulations – Residential Single Family Districts**

Public Safety Facilities	S	S	S	S	S	
Religious Assembly	L4	L4	L4,L5	L4,L5	L4,L5	
Schools, Public or Private	S	S	S	S	S	
<b>Commercial</b>						
Bed and Breakfast Establishment	S	S	—	—	—	
Food and Beverage Sales	—	—	—	S	S	
Recreation and Entertainment						
<i>Large-Scale</i>	S	S	S	S	S	
<i>Small-Scale</i>	S	S	S	S	S	
<b>Transportation, Communication, and Utilities</b>						
Transportation Facilities						
<i>Marinas, Docks</i>	P	P	P	P	P	
<i>Marinas, Private</i>	S	S	S	S	S	
Utility, Minor	P	P	P	P	P	
<b>Agriculture and Extractive</b>						
Crop and Animal Raising	L6	—	—	—	—	
Excavation and Mining	S	S	S	S	S	Refer to Chapter 98
<b>Pipelines, Oil and Gas Wells</b>						
Gas Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	S	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	S	S	S	Refer to Sec. 125-90.I.
<b>Specific Use Limitations</b>						
L1 Rental property is prohibited as being used for a secondary dwelling.						L2 Mobile home skirting or lattice shall be installed. A state-required gas cutoff valve shall be located outside the mobile home skirt.
L3 Permissible if in accordance with Section 125-90.J.						L4 Minimum 20-foot wide landscaped buffer required along interior lot lines that abut a single-family lot.
L5 No accessory uses permitted.						L6 Permissible if in accordance with Chapter 18 of the League City Code of Ordinances.
<b>Accessory Uses and Structures</b>				See Article IV, Division 2		
<b>Temporary Uses</b>				See Article IV, Division 3		
<b>Nonconforming Uses and Structures</b>				See Article IV, Division 7		

**Sec. 125-60.B. Development Regulations**

Schedule 125-70.C below prescribes the development regulations for *RSF Residential Single Family Districts*, including building density, building form and location, and vehicle accommodation. The number designations in right-hand column refer to the additional regulations listed at the end of Schedule 125-70.C. Refer also to Article IV: Regulations Applicable in All or Several Districts.