



Planning Division
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PLANNING

Planning is a Division of the Department of Planning & Development Services

RANCH & ESTATE ZONING DISTRICTS (R&E)

What is the intent of R&E districts?

The Ranch and Estate District is intended to provide opportunities for development of low-density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This District is also intended to serve as a holding zone for vacant land areas annexed to the City.

What structures am I allowed to have/build on my R&E property?

You are allowed to build single family residences accompanied by secondary structures such as a garage, storage building, or carport. For more information on secondary structures, please see the individual handouts on our website that cover garages, carports, and storage buildings.

Is there a restriction on how much structures I can build on my property?

There is a floor area ratio (FAR) that must be followed. The FAR refers to a maximum ratio calculated with the gross floor area of *all* buildings on the lot (primary structure, detached garage, and storage buildings) and the square footage of the lot. For R&E the FAR is 20% of the size of your lot. In other words, for a lot of 43,560 square feet (1 acre), the floor area of all all buildings cannot exceed 8,712 square feet. This figure includes multi-story construction.

What are the height restrictions?

35 feet, or 2 ½ stories. To learn how the height is measured, please consult Section 803.D of the Zoning Ordinance or contact the Planning Division.

Structures specifically *excluded* in the calculation of height include, but are not limited to: chimneys, cooling towers, elevator bulkheads, radio or television towers, satellite dish antennas, domes or spires, and parapet walls not exceeding four feet in height.

What are the lot restrictions?

Minimum size in the R&E District: 43,560 square feet (1 acre), and 150' x 150'.

Setbacks for the R&E District are:

Front Setback: 40 feet

Side Setback: 10 feet

Rear Setback: 20 feet

All setbacks are measured from the front, side, and rear property lines, not the street edge. In scenarios where lots are irregularly shaped, the Planning Manager determines which lot lines are front(s), side(s), and rear(s).

Setback areas must be free of all obstructions, with the following projection exemptions:

- projection of window sills, belt courses and other ornamental features for a distance of 12 inches or less;
- projection of chimneys and flues for a distance of 3 ½ feet or less;
- projection of eaves and awnings for a distance of 2 feet or less; and,
- open or lattice-enclosed fire escapes and fireproof outside stairs, for a distance of 3 ½ feet or less.