

Article 6

DENSITY AND DIMENSIONAL REQUIREMENTS

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ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

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SECTION 1 - SINGLE FAMILY DEVELOPMENT IN VARYING ZONING DISTRICTS

- 6.1.1 When a Single Family-Attached (SF-A) or Single Family – Townhouse (SF-T) is constructed in a Multi-Family zoning district, such dwelling shall be constructed in accordance with the requirements of the Single Family-Attached or Single Family Townhouse zoning district. Such dwelling units shall only be constructed in subdivisions that were platted for the type of dwelling unit being constructed.
- 6.1.2 When a single family-detached dwelling is constructed in a Single Family-Attached (SF-A) or Multi-Family 1 (MF-1) zoning district on a platted lot that is one (1) acre or less in size, such dwelling shall be constructed in accordance with the standards established for the Single Family-Five (SF-5) zoning district. If a zero lot-line dwelling is constructed, such dwelling shall be constructed in accordance with the standards established in the Zero Lot-Line (SF-Z) zoning district. Such dwelling units shall only be constructed in subdivisions that were platted for the type of dwelling unit being constructed.
- 6.1.3 When a Two-Family dwelling is constructed in a Two Family (2F) zoning district, such dwelling shall be constructed in accordance with the standards established for the Single Family-Attached (SF-A) zoning district.
- 6.1.4 When a single family-detached dwelling is constructed in a Two Family (2F) zoning district on a platted lot that is one (1) acre or less in size, such dwelling shall be constructed in accordance with the standards established for the Single Family-Five (SF-5) zoning district. When a Single Family-Attached (SF-A) or Single Family-Townhouse (SF-T) is constructed in a Two Family (2F) zoning district, such dwelling shall be constructed in accordance with the requirements of the Single Family-Attached or Single Family-Townhouse zoning district.
- 6.1.5 New single family-detached development intended for four or fewer lots qualifying for development under Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow development regulations of Subchapter D of Chapter 211 of the Texas Local Government Code, as amended. Development regulations not included in Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow the requirements for the Single Family Six (SF-6) zoning district.
- 6.1.6 New single family-detached development intended for five or more lots qualifying for development under Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow the development regulations of Subchapter D of Chapter 211 of the Texas Local Government Code, as amended. Development regulations not included in Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow Section 3 of Appendix W.

SECTION 2 – MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENTS (PROVISIONS RELATED TO CHAPTER 218 OF TEXAS LOCAL GOVERNMENT CODE)

- 6.2.1 Multi-family and Mixed Use Residential developments are permitted in certain districts pursuant to Chapter 218 of the Texas Local Government Code, as amended, provided such uses have not been otherwise been lawfully prohibited or waived. To the extent that development regulations are not addressed in Chapter 218 of the Texas Local Government Code, development regulations in the base zoning district of MF3 shall apply for Multi-family use and MU shall apply for Mixed-Use Residential use.

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- 6.2.2 To the extent state law prohibits regulation of any density or dimensional standard for Multi-family or Mixed Use Residential developments and such standards have not been otherwise lawfully prohibited or waived, state law shall control, but only to the extent of such prohibition. See Chapter 218 of Texas Local Government Code, as amended.

SECTION 3 - DEVELOPMENT DENSITIES

- 6.3.1 No lot used for residential purposes shall have a development density (i.e., units per acre) greater than that indicated in **Table 6-A** *“Summary of Density and Dimensional Requirements for Single Family Attached Zoning Districts”* and **Table 6-B** *“Summary of Density and Dimensional Requirements for Single Family Detached and Townhouse District”*. In determining the number of dwelling units permissible on a tract of land, fractions shall be rounded downward to the nearest whole number.
- 6.3.2 Density, area, setback, height and other dimensional requirements:
- A. All lots developed for residential purposes shall comply with the density, living area, lot area, minimum setbacks, height, lot coverage and design requirements established in **Table 6-A**, **Table 6-B** and **Table 6-C** for the zoning district(s) in which the lot(s) is/are located.
 - B. All lots developed with a non-residential use permitted by this code within residential zoning districts shall comply with the density, lot area, height, lot coverage, and design requirements established in **Table 6-D** for the zoning district(s) in which the lot(s) is/are located.
 - C. All lots developed for non-residential purposes shall comply with the lot area, minimum setbacks, maximum height, floor area ratio (F.A.R.) and landscaping requirements established in **Table 6-D** for the zoning district(s) in which the lot(s) is/are located.

SECTION 4 - MINIMUM LIVING AREA (SINGLE FAMILY RESIDENTIAL)

- 6.4.1 No dwelling unit shall have a gross living area of less than the number of square feet indicated in **Table 6-A**, *“Summary of Density and Dimensional Requirements for Single Family Residential Zoning Districts”*, and **Table 6-B** *“Summary of Density and Dimensional Requirements for Single Family Detached and Townhouse District”* unless otherwise listed below.
- A. New single family-detached residential dwellings located on lots which were of official record prior to January 1, 1968, shall be allowed to build a house with a minimum of 960 square feet of living area, only if the following apply:
 - 1. When more than 50% of the total dwellings on both sides of the block on the same street upon which a new building is to be placed, measured from the block's intersecting streets, do not meet the minimum living area requirements of the zoning district; and,
 - 2. When more than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets,

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are developed.

SECTION 5- MINIMUM LOT SIZE

6.5.1 All lots shall have at least the minimum area, width and depth as indicated in the appropriate table set forth in this article:

- A. A building permit may be issued on unplatted property if three (3) of the following conditions apply:
 - 1. The tract has a duly executed, correct, recorded deed;
 - 2. The tract is a minimum of 50 by 120 feet (fifty by one hundred twenty feet);
 - 3. The tract is un-platted and has been established by metes and bounds since October 18, 1960 and has remained in the same configuration;
 - 4. The lot is being assessed for City taxes; or
 - 5. The lot conforms to existing zoning district regulations, other than lot area, width and depth.
- B. The Unified Development Code does not affect any duly executed, correct, recorded plat prior to its enactment; and, therefore does not require existing plats to be changed to meet newly imposed requirements.
- C. A platted parcel of land that was complete, correct and duly filed prior to adoption of this Code shall be exempt from meeting any new lot width, depth and/or square footage requirements.
- D. Minimum required lot area, width and depth shall be in accordance with the provisions of [Table 6-A](#) or [Table 6-B](#), and no lot existing at the time of passage of this code shall be reduced in size below the minimum requirements set forth herein. Lots located on a cul-de-sac or “eyebrow” may be reduced in width or depth by no more than 10 feet from that required in [Table 6-A](#) or [Table 6-B](#), but in no case may have less than 30 feet of width at the front lot line. All other area requirements of [Table 6-A](#) or [Table 6-B](#) shall still apply.
- E. Corner lots in residentially zoned areas not subject to Appendix W shall be required to have a minimum lot width equal to the minimum lot width listed in [Table 6-A](#) or [Table 6-B](#) plus 5 feet.
- F. Key lots in residentially zoned areas shall be required to have a minimum lot width equal to the minimum lot width listed in [Table 6-A](#) or [Table 6-B](#), plus 10 feet.
- G. Non-conforming lots which were official lots of record at the time of passage of this code, regardless of current zoning, shall be exempt from the minimum lot area, width and depth requirements of [Table 6-A](#) or [Table 6-B](#). However, all other prescriptions as set forth herein shall be in conformance with the existing zoning ordinance except for minimum side yard

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setbacks on residentially zoned lots. Minimum side yard setbacks for non-conforming residentially zoned lots shall comply with the minimum side yard setback requirements established for the lowest density-zoning district in which the lot width would be considered conforming.

SECTION 6 - MINIMUM YARD SETBACKS (RESIDENTIAL)

6.6.1 No portion of any residence may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in the tables set forth in this article, unless otherwise listed below:

- A. Eaves, roof extensions, fireplaces, bay windows, architectural wing walls (which shall meet the fencing requirements), may project into the required front, side or rear yard setbacks for a distance not to exceed twenty-four (24) inches.
- B. Every part of a required side or rear yard shall be open and unobstructed by a residence or accessory structures, unless otherwise provided, to the sky from a point thirty (30) inches above the ground level of the graded lot, except for accessory structures, as permitted in [Subsection 6.6.1 \(A\)](#), and landscape planting and lighting.
- C. This Section shall also apply to zero lot-line residences. If the zero lot-line subdivision was platted prior to the date of adoption of this code such plat shall determine whether the projections shall cross or encroach over a property line.
- D. Where lots have double street frontage (other than corner lots), with both the front and rear lot line adjoining a street right-of-way, a required front yard setback shall be provided on both streets, unless a screening fence is required along the rear of the lots, in which case the standard rear yard setback regulations shall apply.
- E. Where the residential frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.
- F. Where a building line has been established by a plat approved by the Director (or his designee) or the Planning and Zoning Commission and filed with the appropriate County, and such line requires a greater front, side or rear yard setback than is prescribed by this code for the district in which the building line is located, the front, side or rear yard setback established by this code shall take a precedence over such building line established by the plat. Where a building line is established by an ordinance approved by the City Council, the required front, side or rear yard shall comply with the setback so established by such ordinance.
- G. Any structure legally constructed prior to January 1, 1972, which has a minimum front yard setback of 25 feet, a minimum side yard setback of 5 feet, and a minimum rear yard setback of 10 feet shall be deemed to be in conformance with the required setbacks prescribed in [Table 6-A](#), [Table 6-B](#) and [Table 6-C](#).
- H. In the event that the City takes an act or action which transforms a previously conforming structure into a non-conforming structure for purposes of front, side and rear yard setbacks, then such structure shall be deemed to be in conformance with the required setbacks

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prescribed in [Table 6-A](#), [Table 6-B](#) and [Table 6-C](#).

SECTION 7 - ACCESSORY STRUCTURES

6.7.1 Definitions and Standards for Specific Accessory Structures

6.7.1.1. **Carports:** A structure that is open sided or devoid of walls, supported by poles or decorative posts, and may or may not be attached to an existing structure. A carport is to be used for temporary parking of no more than two operable motor vehicles, trailers or recreational vehicles, and shall not be used for any other purpose including storage of any type. Carports are not a substitute for a garage, and do not meet the requirements set forth in **Article 10, “Parking and Loading Standards” of the Unified Development Code** for dedicated on-site residential parking requirements. All carports, detached or attached, shall conform to the density and dimensional requirements prescribed in Table 6E of this code.

- A. Rear yard carports are permitted in any single-family residential zoning district in the City of Grand Prairie provided the proposed carport conforms to the standards in Section 6.7.1.1.D.
- B. Front yard and side yard carports in any single-family residential zoning district in the City of Grand Prairie, may be permitted only by Special Exception. If the proposed carport conforms to the distance requirement in Section 6.7.1.C and to the standards in Section 6.7.1.1.D, the Planning and Development Director or designee may administratively approve the Special Exception.
- C. Prior to granting a Special Exception, the Planning and Development Director or designee must determine that at least one other legally permitted front yard or side yard carport is located within eight hundred (800) feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.
- D. For constructing a carport in a residential zoning district, the carport shall conform to each of the following standards:
 - a. The width of the carport shall not exceed 26 feet;
 - b. The total area of the carport shall not exceed 500 square feet;
 - c. The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, “Definitions”;
 - d. The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;
 - e. The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof

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elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.6.1.A of this Article;

- f. The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
- g. All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
- h. It is recommended that the carport be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
- i. The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape; and
- j. The carport shall not create a visual obstruction to motorists.

E. If any of the above noted minimum carport standards are not met or if a carport request is denied by the Planning and Development Director or designee, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to construct a carport upon finding that the applicant has a hardship particular to the individual property which cannot be remedied in any other reasonable way.

F. Carports, regardless of zoning or site location, exclusive of perimeter boundary line setbacks of the development, are permitted by right in any mobile home park or single-family detached housing condominium development upon written approval of the development's governing body and/or Management Company. If no such body exists, it is recommended carports in a mobile home park be constructed of material similar to the mobile home and shall meet the square footage, height, and setback requirements for carports in other residential districts.

6.7.1.2 Covered Patios or Porches: A covered, open-air entrance or exit to a residence that either extends from the interior of the residence in a manner that forms a vestibule within the exterior wall; or, a roof structure that either projects, is attached or contiguous with the existing roofline and exterior wall surface. Covered porches and patios are open-air structures if they are open (not enclosed) on two or more sides. Totally enclosed and climate controlled porches, or "sun room" type additions, are a habitable addition to the residence and are required to meet all requirements for a habitable space (Reference [Article 6, "Density and Dimensional Requirements"](#)).

Covered patios or porches will be subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

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1. Covered patios and porches are additions to the residence and shall be calculated as part of the building footprint of the residence. In no case should a covered porch result in the residence exceeding the maximum lot coverage stipulated in Section 10 of this article.
2. Covered patios and porches maybe attached to or contiguous with the residence.
3. For the purposes of this section, covered porches that are attached or contiguous with the residence are an addition to the residence and are subject to the same building setbacks established for the primary structure. If the covered patio is detached from the primary structure, it shall be classified as an accessory structure and conform to the requirements of accessory structures listed in Table 6E of this Article.
4. Covered porches shall not exceed the total height of the residence to the top of the roof.

6.7.1.3 **Garage (Residential):** An attached or detached accessory structure which is subordinate to the primary structure, is not designed for human habitation, and which is used for the parking and storage of motor vehicles that are owned and operated by the residents of the residence. Such accessory structure shall have a minimum of three or more enclosed side walls and have an operational door large enough to drive a standard sized vehicle through it. Attached and detached residential garages satisfy the off street parking requirements stipulated in [Article 10, "Parking and Loading Standards."](#) Such buildings shall meet all regulations located within this Article, and will be subject to all standards stipulated in Section 6, "Residential Off-Street/On-Site Parking Requirements," of [Article 10, "Parking and Loading Standards", of the Unified Development Code.](#)

Residential garages are subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. It is recommended that detached residential garages be constructed in a manner and design consistent in materials and color as the primary structure, and clad in materials as defined in [Section 6.16.1.](#)
2. The maximum square footage for a detached residential garage shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per [Section 6.7.5](#) of this ordinance.
3. Detached residential garages are required to meet the setbacks stipulated for the primary structure.
4. All garages are required to have a city approved concrete drive and approach.

6.7.1.4 **Greenhouse:** A building or enclosure whose roof and/or sides are made of glass or other approved transparent or translucent materials, and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for subsequent sale.

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1. Greenhouses are EXEMPT from masonry recommendations as long as 90% or more of the exterior of the structure is covered in an approved transparent or translucent material. Greenhouses are subject to all other rules and regulations listed for accessory structures in Section 6 of this Article.

6.7.1.5 Pergolas: A structure that is composed of horizontal trellis or framework that is supported on poles or posts. These structures are characterized as being open with a flat roof, with rafters that run at regular intervals horizontally across the top of the structure. Such structures are typically constructed from wood or other materials (Reference Article 6, “Density and Dimensional Requirements”).

Pergolas will be subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Pergolas shall not exceed a maximum of 500 square feet in area.
2. Pergolas may be attached to or contiguous with the primary structure and shall not be subject to lot coverage limitations.

Note: Any type or variation of an accessory structure not explicitly addressed in Section 6.7.1 of this Article is subject to all standards and regulations established in Section 6 for accessory structures.

6.7.2 Yard Setbacks for Accessory Structures

- A. For any detached accessory use or structure, not exceeding 10 feet in maximum height in a single family or multi-family residential zoning district (excluding detached garages), the side and rear yard setback from the property line shall be a minimum of three (3) feet.
- B. If any accessory use or structure exceeds 10 feet in maximum height, the side and rear yard setbacks established for the primary structure shall apply.
- C. Height for accessory uses or structures shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per **Section 6.7.5** of this ordinance.
- D. If an easement exists adjacent to a property line and such easement encroaches into the yard by less than three (3) feet; the accessory structure or use shall have a minimum setback of three (3) feet from such property lines. If the easement is greater than three (3) feet, the accessory structure or use may be located directly adjacent to such easement. Under no circumstances shall any structure overhang an easement.
- E. No detached accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, a swimming pool, spa, hot tub, sauna, playhouse, gazebo or other accessory structure not exceeding eight (8) feet in total height may be placed within three (3) feet of the side and/or rear street property line, as determined by the orientation of the main structure, if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot tall

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solid fence.

- F. No detached accessory use or structure shall be allowed in the required rear or side yard setback established for the principal structure when such rear or side yard is adjacent to a street. However, a swimming pool, spa, hot tub, sauna, playhouse, gazebo, or other accessory structure not exceeding eight (8) feet in total height may be placed in accordance with paragraphs A., B., and C. above if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot high solid fence.
- G. Attached accessory uses or structures shall comply with the front, side and rear setbacks and height restrictions established for the primary structure. Carports, attached or detached, shall conform to the setbacks stipulated in Table 6E of this Article.
- H. No buildings or other improvements or growths, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across drainage easements, access easements and easements intended for the mutual use and accommodation of all public utilities.
- I. No improvements, which may obstruct the flow of water, may be constructed or placed in drainage easements. Vegetation, not considered low-lying vegetation, may only be placed in easements after written approval is obtained from all the utilities using the easements and the City of Grand Prairie Public Works Department. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintenance and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.
- J. No structure or other improvements, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across, easements intended for the use and accommodation of a single public utility or other entity unless such structures or improvements are specifically authorized by the public utility or other entity to which the easement has been dedicated. Such authorization shall be submitted in written form from the utility or entity that has rights to the easement in a manner determined acceptable by the Building Official. Any construction so authorized shall be subject to all other requirements of this Code. The public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with construction, maintenance or efficiency of its respective system.
- K. The City of Grand Prairie, shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

6.7.3 Maximum Square Footage for Accessory Structures on a Residential Lot

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- A. The square footage of an accessory structure includes all areas under roof, which is established as any portion of the structure that is obstructed to the sky at a point of 30 inches above the ground level of the graded lot. Pergolas are not considered to be under roof and are not calculated in the square footage for an accessory structure.
- B. For a residential lot or tract less than 0.5 acres (one-half acre), the total of the square footage of all accessory structures shall not exceed 50% (fifty percent, one-half) of the footprint of the primary structure. In no case shall the total square footage of the primary structure and accessory structures exceed the maximum lot coverage for the zoning district.
- C. For a residential lot or tract 0.5 acres (one-half acre) or greater, the total of the square footage of all accessory structures shall not exceed 10% (ten percent, one-tenth) of the square footage of the total area of the residential lot or tract of land. In no case shall the total square footage of the primary structure and accessory structures exceed the maximum lot coverage for the zoning district.
- D. In any case, the maximum permissible size for a single accessory structure shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per **Section 6.7.5** of this ordinance.
- E. Residential properties are permitted to have a maximum of three (3) accessory structures on a single lot. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

6.7.4 Building Construction for Accessory Structures

- A. For All Residential Lots or Tracts:
 - 1. Accessory structures that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.
 - 2. Accessory structures larger than 200 square feet may be allowed to be constructed of metal with a baked enamel finish if the structure is located behind the front setback line.

6.7.5 Variances to the Accessory Structure Requirements

The Zoning Board of Adjustments and Appeals may grant a variance to the building construction requirements for accessory structures or to requirements for residential accessory structure standards in a Planned Development District. In authorizing a variance, the Board may establish conditions and safeguards to ensure the proposed structure is compatible with adjacent structures and will not have an adverse impact on the surrounding properties.

- 6.7.6 In considering a variance to a requirement for an accessory structure, the Board shall consider the following factors:
 - A. That the structure is not intended to be used as a dwelling and does not contain any elements of a dwelling - such as facilities for food preparation, sleeping and bathrooms.

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- B. Whether separate utility hook-ups are proposed for the structure.
- C. The extent to which windows may impact adjacent properties when a two-story structure is proposed.

SECTION 8- GARAGE CONVERSION (SINGLE-FAMILY RESIDENTIAL ONLY)

- 6.8.1 The Planning and Development Director or designee may grant a Special Exception to the regulations established in Section 10.7.2 of Article 10 for the purpose of allowing an attached garage to be converted into habitable living space, provided:
 - A. A minimum of two (2) on-site parking spaces are provided.
 - B. At least one other legally permitted garage conversion is located within 300 feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing garage conversion is located.
- 6.8.2 If any of the above noted minimum garage conversion standards are not met or if a garage conversion request is denied by the Planning and Development Director, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to the regulations established Section 10.7.2 of Article 10 for the purpose of converting a garage into habitable living space.

SECTION 9 – BUILDING SEPARATION (RESIDENTIAL)

- 6.9.1 Where a multi-family building or buildings are arranged to create one or more enclosed inner courts, the faces of all opposite walls in such courts shall be a minimum distance of twenty (20) feet apart, and no balcony or canopy shall extend into such minimum court area.
- 6.8.2 The minimum distance from water's edge of the beam of the pool to the house shall be six (6) feet unless a letter signed and seal by an engineer is submitted stating that the location of the pool will not adversely affect the structural stability of the foundation of the house. In no case shall the pool water's edge be less than three (3) feet from the house.
 - A. Such plans indicating the design for any such structure shall be submitted to the Building Inspection Department for review in connection with the issuance of a building permit.
 - B. Setback distances for in-ground swimming pools, spas, hot tubs and saunas shall be measured to the water's edge of the pool, spa, etc.

SECTION 10 - MAXIMUM BUILDING AND STRUCTURE HEIGHT

- 6.10.1 Subject to the remaining provisions of this Section, building height limitations in the various zoning districts shall be as indicated [Table 6-A](#), [Table 6-B](#), [Table 6-C](#) and [Table 6-D](#) of this Article.

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- 6.10.2 Subject to [Subsection 6.10.3](#) below, the following features may be constructed 15' higher than the maximum height requirement of the zoning district in which the structure is located:
- A. Chimneys, church spires, elevator shafts and similar structural appendages not intended as places of occupancy or storage.
 - B. Flagpoles and similar devices.
 - C. Heating and air conditioning equipment, solar collectors and similar equipment, fixtures, and devices.
- 6.10.3 The features listed in [Subsection 6.10.2](#) above may be constructed 15 feet higher than the maximum height requirements of the zoning district in which the structure is located if they conform to the following requirements:
- A. Not more than 30% of the total roof area may be consumed by such features, except in the case of solar panels, which may consume up to 75% of the roof surface.
 - B. The features described in [Subsection 6.10.2](#) above must be set back from the edge of the roof a minimum distance of one (1) foot for every foot by which such features extend above the roof surface of the principal building to which they are attached.
 - C. They do not interfere with existing or proposed aviation easements as described in [Article 7, "Special Districts", Section 2, "Airport Height/Hazard Overlay Districts"](#), and shown in [Appendix N, "Hazard Zoning,"](#) ordinances/maps/airport zoning maps.
- 6.10.4 Variances to the requirements listed in [Subsection 6.10.3](#) above may be allowed, on a case-by-case basis, by the Zoning Board of Adjustments and Appeals upon submission and approval of elevation drawings of the subject structure.
- 6.10.5 Notwithstanding the height limitations herein, in any zoning district, the vertical distance from the ground to a point of access to a roof surface of any non-residential building may not exceed the height designated in the Building or Fire Code unless the Fire Chief or his designee certifies that such building is designed to provide adequate access for firefighting personnel or certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.
- 6.10.6 Any structure that overhangs a designated fire lane, as well as any canopy that overhangs a gasoline service station pump island, shall have a minimum vertical clearance of 14 feet.

SECTION 11 - MAXIMUM LOT COVERAGE

- 6.11.1 **Lot Coverage:** The percentage of the total area of a lot occupied by the base (first story floor) of all buildings located on the lot, including accessory structures, detached garages, carports, patio covers and gazebos but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.

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- 6.11.2 The total lot coverage shall not exceed the maximum lot coverage established in [Table 6-A](#), [Table 6-B](#), [Table 6-C](#) and [Table 6-D](#) of this Article. The remaining area shall be considered open space and shall be open to the sky as provided for in [Subsection 6.6.1 \(B\)](#).

SECTION 12 - MAXIMUM FLOOR AREA RATIO (F.A.R.)

- 6.12.1 **Floor Area:** The total square footage or floor space within the perimeter dimensions of a building, including each floor level excluding cellars, carports or garages.
- 6.12.2 **Floor Area Ratio (F.A.R.):** The ratio between the total square footage of gross floor space in a building on a lot and the total square footage of land in the lot. It is the number resulting from dividing the building floor area by the lot area (Floor Area/Lot Area = F.A.R. %).
- 6.12.3 No lot used for non-residential purposes shall have a development intensity (i.e., floor area ratio) greater than that indicated in [Table 6-D](#) “*Dimensional Requirements for Commercial Zoning Districts*”.

SECTION 13 - LOCATION OF STRUCTURES

- 6.13.1 Only one (1) principal structure used for single family or two-family residential purposes may be located upon a single platted lot or unplatted tract. The structure shall front upon a public street or approved means of access, other than an alley, with a frontage access of not less than thirty (30) feet in width. If the property is a legal lot of record, the thirty-foot width requirement shall not apply.
- 6.13.2 All other non-residential and multifamily uses may have more than one (1) principal structure, on a lot or tract, when each structure complying with all applicable zoning requirements, and fronts on a public street other than an alley.

SECTION 14- BUILDING OVER COMMON LOT LINES

- 6.14.1 The construction of buildings over common lot lines shall be permitted on lots under common ownership without having to replat under the following conditions:
- A. That the owner(s) of two (2) or more platted lots which abut each other on the side and/or rear yards shall be allowed to construct a principal structure or an accessory structure across the interior side and/or rear yard lot lines only if the subject lots were established by a plat approved by the City of Grand Prairie prior to January 2, 2007.
 - B. That the new building construction covers and clearly encroaches over the interior side and/or rear yard lot line.
 - C. That the principal structure and/or accessory structure being constructed across the interior side and/or rear yard lot shall not encroach over any existing utility easements or rights-of-way established by a filed plat or separate recording instrument. Such easements or rights-of-way shall be abandoned in accordance with the procedure administered by the

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Engineering Division of the Planning and Development Department.

- D. For single-use structures, the proposed use of the structure shall be in conformance with the zoning district designation established for all lots over which said single-use structure is crossing.
- E. For multi-use structures (such as multi tenant buildings), where a proposed use is situated across two or more lots with different zoning district designations, the demised premises for such use shall be used in conformance with the zoning district designation established for each lot it crosses.
- F. That the required parking for the use(s) shall be contained on the lot in which the majority of the building square footage is located, or a shared parking agreement shall be established in accordance with [Article 10, Section 11](#) of this Code. Such agreement shall be recorded in the deed records, or other applicable division, of the County government.

6.14.2 The owner shall demonstrate compliance with all applicable requirements of this Section by submitting an application for a building permit for the construction of a principal use structure or accessory structure over an interior lot line. The permit application will be reviewed and either approved or denied based on compliance with all applicable city codes and regulations. All remaining exterior side and/or rear yard requirements specified for the zoning district in which the lots are located shall remain applicable to the combined lots. No more than one principal structure located within zoning districts A, SF-E, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, SF-ZLL, SF-A, SF-T, and 2-F may be constructed upon any two (2) or more lots which have been combined pursuant to this Section. In the event of conveyance of any excess portion of a combined lot to another owner, no structure shall be constructed on the conveyed portion nor shall it be added to another lot for any zoning or building permit purposes until such time as the affected properties have been replatted and combined with the adjoining lot or lots as provided by law.

6.14.3 Upon construction of a structure over an interior lot line, the individual sale of the lots is thereafter prohibited until such time as the affected properties have been replatted and combined with the adjoining lot or lots under common ownership as provided by law.

SECTION 15 – UNIFIED MULTI-FAMILY DEVELOPMENT OVER COMMON LOT LINES

6.15.1 When a platted lot is used together with one (1) or more contiguous platted lots for a single multi-family use or unified multi-family development, all of the lots so used shall be considered a single lot for the purposes of applying the development standards of the Unified Development Code, without requirement to replat, under the following conditions.

- A. That the owner(s) of two (2) or more platted lots, that are adjoining and contiguous, that desire to establish a single multi-family use or unified multi-family development, shall entry into a Declaration of Lot Combination. (see Section 6.15.2)
- B. That the zoning district designation of all lots included within the single multi-family use or unified multi-family development shall be the same.

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- C. That the minimum development standards; including, but not necessary limited to: setbacks, lot coverage, parking, landscaping, buffering, fencing, and signage, shall be applied to the single multi-family use or unified multi-family development as if the multiple contiguous lots are a single lot, providing:
 - a. That the density and maximum lot coverage of each individual platted lot is not transferred to another lot or lots contained within the single multi-family use or unified multi-family development; and
 - b. That no more than 25% of the required off-street parking of each individual platted lot shall be transferred to another lot or lots contained within the single multi-family use or unified multi-family development; and
 - c. That new building construction shall not encroach over any internal property lines contained within the single multi-family use or unified multi-family development.
- D. That the new building shall not be allowed to encroach over any existing utility easements or rights-of-way established by plat or separate recording instrument. Such easements or rights-of-way shall be abandoned in accordance with the procedure administered by the Engineering Division of the Planning and Development Department.
- E. That the single multi-family use or unified multi-family development shall be reviewed and approved by the City Council in accordance with the Article 16: Site Plan Approval.

6.15.2 Declaration of Lot Combination

- A. The Director of Planning and Development or designee shall prescribe the form and content for a complete Declaration of Lot Combination made pursuant to this section.
- B. The landowner shall submit to the Director of Planning and Development or designee a signed and notarized “Declaration of Lot Combination” on the form made available by the Director of Planning and Development or designee, which includes the following:
 - a. Legal description of all lots to be combined;
 - b. Site plan depicting all proposed improvements;
 - c. Acknowledgement that the lots are combined for the purpose of development only;
 - d. Acknowledgement that the combined lots may only be uncombined provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a standalone lot;
 - e. Acknowledgement that all covenants, restrictions, or provisions pertaining to the lots to be combined shall remain in full force and effect.

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- C. The proposed Declaration of Lot Combination shall be reviewed by the applicable review and decision-making bodies at the same time the Site Plan is reviewed.
- D. Upon receipt of the final Declaration of Lot Combination, the Director of Planning and Development or designee shall check the Declaration of Lot Combination to ascertain its compliance with these regulations and the action of the Planning and Zoning Commission and City Council, as applicable. When the copy of the Declaration of Lot Combination has been checked and found to meet all requirements, the developer shall submit to the Director of Planning and Development or designee an adequate number of copies as needed to be signed for filing at the appropriate county. The Director of Planning and Development or designee shall stamp on each of the copies the certificate of approval of the Planning and Zoning Commission attested by the Chairman of the Planning and Zoning Commission, and the Director of Planning and Development or his designee, when such Declaration of Lot Combination has been approved. The developer shall have the responsibility to record said Declaration of Lot Combination with the County Clerk at Dallas, Tarrant, Johnson and/or Ellis County, Texas, within one year of the date of the final approval.

SECTION 16 – DESIGN RECOMMENDATIONS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL

- 6.16.1 Newly-constructed single-family and two-family residential dwellings should substantially conform to the established architectural theme, appearance, material, or color palette of the surrounding neighborhood. If no discernible architectural theme has been established, any building façade directly visible from a public or private right-of-way should be constructed of 100% masonry or other durable, high-quality material such as architectural metal or engineered wood.
 - a. This calculation includes the wall below the fascia board at the roof line on single-family, two-family, multi-family, or non-residential structures and excludes doors and windows.
 - b. The following building materials are considered masonry:
 - i. Stone, standard-size full-width brick, cultured stone and/or thin tile brick;
 - ii. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS except where specified);
 - iii. Fiber Cement Siding (as defined in the most recently adopted Building Code).
- 6.16.2 If a new single-family detached residential dwelling is located on a lot of official record prior to July 18, 2017, stucco or fiber cement siding shall be considered masonry material only if each of the following applies:
 - A. When fewer than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed;
 - B. The use of these materials is not prohibited by any private covenant or deed restriction

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applicable to the property;

- C. The Director of Development Services or designee determines that the use of stucco or fiber cement siding will not have an adverse impact on the surrounding neighborhood.

6.16.3 It is recommended that a detached accessory structure designed and used as a garage shall be clad in the same material as the residence. All other residential detached accessory structures shall comply with the building construction requirements of [Section 6.7.4](#) of this ordinance.

6.16.4 The City of Grand Prairie reserves the right to withhold or condition its approval of a permit for residential construction, reconstruction, addition, or renovation until such time as the homeowner or applicant secures permission or approval from the Homeowner's Association (HOA) having jurisdiction over exterior materials and appearance, if an HOA is in effect at the time of permitting.

6.16.5 Single-family lot landscaping shall include four (4) three inch caliper trees and a total of 30 gallons of shrubs.

1. Each residence at the time of occupancy shall have the following minimum landscaping:
 - a. Two three-inch caliper trees shall be planted in front of each residence with two additional three-inch caliper trees to be located per homeowner/builder preference.
 - b. Tree and shrub species shall be planted in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.
 - c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.
 - d. Residential lots shall be fully sodded in accordance with the requirements of the *Unified Development Code* with full irrigation equipped with wind, rain and freeze sensors for front and side yards.
2. Developments which meet design recommendations for single-family residences found in Section 6.16.1 shall be credited two trees per lot.

SECTION 17 – DESIGN RECOMMENDATIONS FOR COMMERCIAL BUILDINGS

6.17.1 To ensure the durability, long-term value, and desirability of commercial areas in the city, when a building is intended for commercial use, mixed use, or other non-residential and non-industrial use, and not within a Corridor Overlay, every wall (excluding doors and windows) should be of 100% masonry construction or other high-quality durable material such as architectural metal or engineered wood.

- A. Masonry is defined as:
 - a. Hard fired (kiln fired) brick, face or building brick with a troweled mortar bond finish;
 - b. Stone, including granite, sandstone, slate, limestone, marble or other hard and

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durable all weather stone;

- c. Split-faced, fluted, sandblasted or textured concrete masonry units, textured or sandblasted concrete tilt-wall, cultured stone and/or thin tile brick. Ashlar, cut stone, and dimensional stone construction techniques are acceptable;
 - d. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);
 - e. Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).
- B. To promote visual variety and avoid blank or monolithic walls, each side of a commercial building that is adjacent to any street right of way, regardless of setback, should be constructed of no more than 75% of a single material from 6.17.1. The remaining 25% of the wall surface should consist of one or more of the remaining materials from Section 6.17.1.A and be of a contrasting color from the other 75% of the wall.
- C. Exposed concrete tilt-wall wall surfaces should include reveals with a minimum two inch width, punch-outs, or integrated form liner on at least fifteen percent (15%) of each exposed concrete finished wall surface.
- D. Use of Glass Features
- a. The use of glass as a significant element (at least 15% on each side) is encouraged for commercial buildings to provide natural light within a building and avoid blank or monolithic appearance.
 - b. The use of glass curtain wall is recommended on commercial buildings of two stories or greater in height.
 - c. The use of glass facade as an alternative to the facade materials mentioned elsewhere in this section is recommended on commercial buildings of three stories or greater in height.
- E. A developer that follows the design recommendations contained herein may request that City Council grant relief from one of the following development requirements:
- a. Building height requirements, up to 20% relief.
 - b. Landscaping requirements, up to 30% relief.
 - c. Parking requirements, up to 15% relief.

SECTION 18 – COMPLIANCE WITH STATE LAW

To the extent any provision of this Article or the Unified Development Code conflicts with Texas law, the provision shall be construed so as to be in compliance with state law, where possible. If it is not possible to

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

construe a given provision in a manner that is compliant with state law, the provision shall not be enforced.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6A
Summary of Density and Dimensional Requirements for Single
Family Detached Residential Zoning Districts

ZONING DISTRICTS		AGRICULTURE	SF-ESTATE	SF-ONE	SF-TWO	SF-THREE	SF-FOUR	SF-FIVE	SF-SIX	SF-Z	SMALL LOT DEVELOPMENT ⁶
DESIGNATION		A	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-Z	SLD
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		0.2	1.0	3.6	4.5	5.2	5.8	8.7	8.7	8.7	-
MINIMUM LIVING AREA (SQ. FT.) ¹		1,600	2,600	2,400	2,200	2,000	1,800	1,600	1,400	1,400	1,000
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5 ACRE	1 ACRE	12,000	9,600	8,400	7,200	6,500	5,000	5,000	3,000
	WIDTH ²	100	150	80	80	70	60 ⁵	60 ⁵	50 ⁵	50 ⁵	30
	DEPTH	150	150	120	120	120	110	100	100	100	75
MINIMUM YARD SETBACKS (FEET)	FRONT	40	40	30	30	30	25	25	25	25	15
	REAR	25	25	10	10	10	10	10	10	10	10
	REAR ALLEY	10	25	10	10	10	10	10	10	10	10
	REAR ARTERIAL	20	40	30	30	30	20	20	20	20	10
	INTERIOR SIDE	10	12	8	6	6	6	5	5	0/10	5
	SIDE ON STREET	15	15	15	15	15	15	15	15	15	5
	GARAGE DOOR ³	20	25	20	20	20	20	20	20	20	10
	BETWEEN BUILDINGS	6	6	6	6	6	6	6	6	6	6
MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)		25	30	30	25	25	25	25	25	25	3 STORIES
MAXIMUM LOT COVERAGE (IN %)		15	50	50	50	50	50	50	50	40	70

Notes:

¹: Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie.

²: Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).

³: This requirement refers to the setback for rear entry garage doors only.

⁴: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.

⁵: Lots developed under Appendix W shall measure a minimum of 65 feet at the building line for each unit proposed.

⁶: Small Lot Development under Subchapter D of Chapter 211 of the Local Government Code, as amended, shall follow development regulations of Subchapter D of Chapter 211 of the Local Government Code, as amended. Development regulations not contained in Subchapter D of Chapter 211 of the Local Government Code, as amended, shall follow requirements for SF-6 or Appendix W. Refer to Section 6.1.5 and 6.1.6.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6B
Summary of Density and Dimensional Requirements
for Single Family Attached and Townhouse Districts

ZONING DISTRICTS		SF-ATTACHED <i>(attached duplex configuration with a garage for each unit similar to a single family home)</i>	SF-TOWNHOUSE
DESIGNATION		SF-A	SF-T
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		11.0	13.2
MINIMUM LIVING AREA (SQ. FT.) ¹		1,200 PER UNIT	1,150 TO 1,299=30% 1,300=70%
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	4,000 PER UNIT	1,680 TO 3,299=30% 3,300=70% ³
	WIDTH	60 ²	21 TO 29=30% 30=70% ³
	DEPTH	100	80 TO 99=30% 100=70% ³
MINIMUM YARD SETBACKS (FEET)	FRONT	1-2 UNITS = 25 3-4 UNITS = 30	17
	REAR	10	10
	REAR ALLEY	10	10
	REAR ARTERIAL	20	20
	INTERIOR SIDE	6	5 (NOT ATTACHED) 0 (ATTACHED)
	SIDE ON STREET	15	15
	GARAGE DOOR ⁴	20	20
	BETWEEN BUILDINGS	6	0 ⁵
MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)		25	35 (3 STORIES) ⁶
MAXIMUM LOT COVERAGE (IN %)		50	60

Notes:

¹: Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie.

²: Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).

³: Minimum lot size adjoining a collector or arterial thoroughfare to be 3,300 square feet with a minimum lot width of 30 feet.

⁴: This requirement refers to the setback for rear entry garage doors only.

⁵: The distance between a primary structure and an accessory structure shall be ten (10) feet.

⁶: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6C
Summary of Density and Dimensional Requirements
for Multi-Family Residential Zoning Districts

ZONING DISTRICTS		MULTI FAMILY- ONE	MULTI FAMILY- TWO	MULTI FAMILY- THREE	CENTRAL AREA
DESIGNATION		MF-1	MF-2	MF-3	CA
MAXIMUM DENSITY		12 DU/AC ¹	18 DU/AC ¹	26 DU/AC ¹	3:1 FAR
MINIMUM LIVING AREA (SQ. FT.) ²		600	600	600	450
MAXIMUM SINGLE-BED UNITS (IN %)		60	60	60	NA
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	12,000	12,000	12,000	12,000
	WIDTH	100	100	100	100
	DEPTH	120	120	120	120
MINIMUM YARD SETBACKS (FEET)	FRONT	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	5 (0 IF BUILDING FRONTS MAIN STREET)
	REAR	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30
	REAR ALLEY	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	10
	INTERIOR SIDE	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	15
	SIDE ON STREET	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	5 (0 IF BUILDING FRONTS MAIN STREET)
	BETWEEN BUILDINGS ⁴	15	15	15	10
MAXIMUM HEIGHT (FT)		50	50	60 (50 ³)	70

Notes:

- ¹: Units per building determined at site plan review.
- ²: Plus 250 square feet per additional bedroom.
- ³: Within 100 feet of one and two family residential zoning.
- ⁴: The distance between a primary structure and an accessory structure or between two accessory structures is permitted to be a minimum of six (6) feet.

Summary of Additional Requirements (Appendix W, Section 3.I):

Amenities shall be provided in accordance with Section 3.II.F.

Multi-family development shall contain security gates at all entrances to the complex.

A main entrance feature shall be provided. The entrance feature shall be consistent with the basic architectural theme of the development.

Exterior design and masonry composition shall be developed according to Section 3.I.A.

A maximum of 20% material substitution is allowed

Flat roofs shall utilize articulation and cornice treatments according to Section 3.I.A.9.

Community mail box kiosks shall be architecturally integrated into the development and be equipped with internal lighting.

Windows and balconies shall be oriented not to have a direct line-of-sight into adjacent units. Units above the 1st story shall be designed so that they do not look directly onto private patios or backyards.

For Off-Street Parking Standards for Multi Family Uses Reference Appendix W, Section 3.III.

- ✓ For Signage Requirements for Multi Family Uses Reference [Article 9, Sign Standards](#), and [Appendix G, Design Guidelines](#), for Signage, UDC.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6D
Summary of Density and Dimensional Requirements for
Commercial Zoning Districts

ZONING DISTRICTS		OFFICE	NEIGHBORHOOD SERVICES	GENERAL RETAIL	GENERAL RETAIL ONE	COMMERCIAL	COMMERCIAL ONE	CENTRAL BUSINESS DISTRICT (CENTRAL AREA)	HEAVY COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
DESIGNATION		O	NS	GR	GR-1	C	C-1	CBD (CA)	HC	LI	HI
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	50,000	22,500	5,000	5,000	5,000	5,000	5,000	10,000	15,000	15,000
	WIDTH ¹	50	150	50	50	50	50	50	100	100	100
	DEPTH ²	100	150	100	100	100	100	100	100	150	150
MINIMUM YARD SETBACKS (FEET)	FRONT	25 ¹	25 ¹	25 ¹	25 ¹	25 ¹	25 ¹	0	25 ¹	25 ¹	25 ¹
	REAR	0	0	0	0	0	0	0	0	0	0
	REAR ADJACENT RESIDENTIAL	20	20	20	20	20	20	20	20	25	25
	SIDE ²	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B
	SIDE ADJACENT RESIDENTIAL ²	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	50	50
	BETWEEN BUILDINGS	0	0	0	0	0	0	0	0	25	25
MAXIMUM HEIGHT		25	25	25	25	25	50	50	50	50 ³	50
MAXIMUM FLOOR AREA RATIO (FAR)		.25:1	.25:1	.35:1	.35:1 ⁴	.5:1	1:1 ⁴	2:1 ⁴	1:1	1:1 ⁴	1:1
MINIMUM REQUIRED LANDSCAPING (IN %) ^{6,7}		10%	10%	5%	10%	10%	5%	5% ⁸	10% ⁷	10% ⁷	10% ⁷

Table A: Building Height Table

Setback	Building Height
10 Ft.	<15 Ft.
20 Ft.	<25 Ft.
30 Ft.	<50 Ft.
40 Ft.	>50 Ft.

Table B: Building Height Table

Setback	Building Height
10 Ft.	<25 Ft.
15 Ft.	<35 Ft.
25 Ft.	>35 Ft.

Notes:

¹: Corner lots adjacent to an arterial shall have a minimum of 175 ft. of frontage on that arterial. Corner lots adjacent to major arterials with a free right turn lane may not have a driveway within 300 ft. of the intersection. An exception to these requirements may be granted at the time of platting if no drives are located on the property within those parameters.

²: When a property is adjacent to one or more streets all setbacks adjacent to a street are considered to be front yard setbacks.

³: The building may be built higher pending approval of variance from the Zoning Board of Adjustments and Appeals.

⁴: Floor Area Ratio (FAR) may be increased with the approval of a Specific Use Permit.

⁵: Optional 30 ft. wide landscape strip along the total length of the street permitted in lieu of required percentage.

⁶: Institutional land uses (i.e. churches, schools, and government facilities) require a minimum landscaping percentage of 10% in all districts ([Article 8; Section 5.2](#)).

⁷: See Appendix X Landscaping Requirements

⁸: Percentage of undeveloped area ([Article 8; Section 5.2](#)).

*Multi-Family developed under Chapter 218 of the Texas Local Government Code, as amended, shall follow the development regulations of Chapter 218 of the Texas Local Government Code, as amended. Development regulations not specified in Chapter 218 of the Texas Local Government Code, as amended, shall follow requirements for the MF-3 zoning district.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6E
Summary of Density and Dimensional Requirements for
Residential Accessory Structures

RESIDENTIAL ACCESSORY STRUCTURES		ACCESSORY STRUCTURE (NOT IN LIST BUT EXCEEDING 36 INCHES IN HEIGHT) ¹	CARPORTS ²	COVERED PATIOS OR PORCHES ³	DETACHED GARAGE ⁴	GREEN HOUSE	PERGOLAS
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (LESS THAN ½ ACRE)		MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE ⁵	500 ⁵	SEE NOTE ³	MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE ⁵	MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE ⁵	500
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (½ ACRE LOT OR GREATER)		MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA ⁶	500 ⁶	SEE NOTE ³	MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA ⁶	MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA ⁶	500
MINIMUM YARD SETBACKS FOR STRUCTURES NOT EXCEEDING TEN (10) FEET IN TOTAL HEIGHT (FEET)	FRONT ⁷	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ALLEY	3	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ON ARTERIAL	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3 ⁸
	INTERIOR SIDE	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	SIDE ON STREET	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3 ⁸
	SIDE ON ARTERIAL	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3 ⁸
MINIMUM YARD SETBACKS FOR STRUCTURES EXCEEDING TEN (10) FEET IN TOTAL HEIGHT (FEET)	FRONT	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ALLEY	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	INTERIOR SIDE	SAME AS THE PRIMARY STRUCTURE	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON STREET	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
MAXIMUM HEIGHT (FEET)		22	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	22	22	14
MAXIMUM WALL HEIGHT (FEET) (LESS THAN 200 SF) ¹¹		10	N/A	N/A	10	10	10
MAXIMUM WALL HEIGHT (FEET) (GREATER THAN 200 SF) ¹¹		12	N/A	N/A	12	12	12
MINIMUM MASONRY CONTENT [IN %] (200 SQ. FT. OR LESS)		0%	N/A	N/A	0%	0%	N/A
MINIMUM MASONRY CONTENT [IN %] (GREATER THAN 200 SF) ⁹		100% ⁹	N/A	N/A	100% ⁹	0%	N/A

Notes:

¹: Residential properties are permitted to have a maximum of three (3) accessory structures. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

²: Front and side carports in single family zoning districts require a special exception from the Zoning Board of Adjustments and Appeals. See Section 6.6.1.1 for the requirements for a special exception.

³: Covered porches and patios are considered to be additions to the primary structure and are calculated as part of the building footprint of the primary structure. A covered porch or patio should not cause the primary structure to exceed the total lot cover stipulated for a property. If the covered patio is detached from the primary structure, it shall be classified as an accessory structure and follow the requirements of accessory structures listed in Table 6E of this Article.

⁴: Detached residential garages are required to have a city approved concrete drive approach.

⁵: Section 6.6-3.B: The total square footage of all accessory structures shall not exceed 50% of the footprint of the primary structure. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

⁶: Section 6.6-3.C: The total square footage of all accessory structures shall not exceed 10% of the square footage of the total area of the residential lot. Percentage shall be calculated using the primary structure lot, not multiple lots. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

⁷: No accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence

⁸: No accessory use or structure shall be allowed in the side or rear yard setback established for the primary structure if the side or rear yard is adjacent to a street. However, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence.

⁹: Exterior material exceptions may be allowed. Exterior materials shall adhere to the standards set forth in the ICC building code, including metal. Accessory structures larger than 200 sq. ft. may be allowed to be constructed of metal with a baked enamel finish if the structure is located behind the front setback line. Exterior color, roofing type, and roof pitch shall be consistent with the primary residential structure.

¹⁰: To assure adherence with HOA regulations, an HOA approval letter shall be required for HOA regulated neighborhoods with submittal of the residential accessory structure permit.

¹¹: Wall height shall be measured from the finished floor elevation (FFE) to the top of the plat line supporting the roof.