



**FARMERS
BRANCH**

City Council

November 6, 2018

Residential Siting/Dimensional Standards

Agenda – Residential Siting/Dimensional Standards

- Part 1 – Setbacks
- Part 2 – Building Height

Part 1 – Setbacks

CZO Text Amendment – Residential Siting/Dimensional Standards

Existing Area Regulations for Single-Family Homes

District	house size (min square feet)	lot area (min square feet)	lot coverage (max)	lot width (feet)	lot depth (feet)	front yard (feet)	side yard (min % lot width)	side yard (max feet)	rear yard (feet)
R-2	1,900	13,000	35%	100	110	30	10%	10	15
R-3	1,800	10,000	35%	80	110	30	10%	10	15
R-4	1,600	10,000	35%	80	110	30	10%	10	15
R-5	1,500	8,700	40%	70	110	30	10%	10	15
R-6	1,300	8,700	50%	70	110	30	10%	6	15*
D-1	1,200	8,700	40%	70	110	30	10%	10	15
D-2	1,000	7,500	40%	60	110	30	10%	10	15



*10 ft within R-6 district; however, 3.3.J.2.requires 15 ft setback

Residential Siting/Dimensional Standards - History

- City Council's direction (October 2017) - Interested in having revised building setbacks that would have addressed 80% of the ZBA cases that have come forth related to seeking relief from residential setbacks
 - No clear direction provided related to the dimensions proposed by staff (R-1 through D-2: 25 ft. front; 10 ft. rear; 5 ft side)
 - Preference was hopefully to not have builders have to seek a variance
- City Council's direction (December 2017) – Amend the CZO as it relates to reducing residential setbacks and increase maximum lot coverages in order to provide a larger building area for single-family and two-family lots
 - Concerned regarding the saw tooth effect, particularly regarding having a 15-ft front yard
 - Agreeable to setbacks proposed by staff (R-2 through D-2: 25 ft. front; 10 ft. rear; 5 ft. side)
 - Wanted to be flexible regarding allowing garages to be accommodated but also concerned regarding allowing front entry garages throughout the city – no change to current requirements (maintain status quo)

Residential Siting/Dimensional Standards – History

- September 2018 – Staff presented proposed amendments to CZO based on prior Council direction (R-2 through D-2: 25 ft. front; 10 ft. rear; 5 ft. side)
 - Reduce the front yard, side yard, and rear yard minimum dimension requirements by 5 feet;
 - An exception to this is the minimum side yard requirement for the R-6 district which has a proposed 1-foot side yard reduction.
 - Simplify the minimum side yard calculation so that it is standard minimum whole number, instead of a percentage of minimum lot width with a minimum maximum setback.
 - Increase the maximum lot coverage requirement by 10% within the R-2 through R-5 districts in order to accommodate the increased buildable area (or building envelope) as a result of the proposed reduced building setbacks.

CZO Text Amendment – Residential Siting/Dimensional Standards

Proposed Area Regulations for Single-Family Homes (9/11/2018)

(Based on City Council direction December 2017)

District	house size (min square feet)	lot area (min square feet)	lot coverage (max)	lot width (feet)	lot depth (feet)	front yard (feet)	side yard (min)	rear yard (feet)
R-2	1,900	13,000	45%	100	110	25	5	10
R-3	1,800	10,000	45%	80	110	25	5	10
R-4	1,600	10,000	45%	80	110	25	5	10
R-5	1,500	8,700	50%	70	110	25	5	10
R-6	1,300	8,700	50%	70	110	25	5	10
D-1	1,200	8,700	40%	70	110	25	5	10
D-2	1,000	7,500	40%	60	110	25	5	10

Direction from Council (September 2018)

- Front yard setback – The 5 ft front yard reduction (i.e. 25 front yard setback) is an offering to provide some sort of relief, but maybe we could do more such as a 20 ft front yard setback
- Side yard setback – Not opposed to the proposed 5 ft side yard
- Rear yard setback – Concerned that the proposed 10 ft rear yard setback was not enough of a reduction
 - Lost a family where the rear-yard setback needed was 7 ft to 8 ft
 - Feels like we could do more
 - If alleys present – provides for additional separation between neighboring lots
- Want to allow for a new house to be designed for families' needs today to be redeveloped on existing lots
- What have we allowed elsewhere in the City (Mercer Crossing, Spur Trail PD)?
- What have other cities done?
- Height – do we want to allow for taller homes? Are people wanting taller homes?

What have we done elsewhere in FB regarding setbacks?

Dimensional Standard	PD-100 Mercer Crossing 40-ft lots	PD-100 Mercer Crossing 50-ft lots	PD-99 Mercer Crossing 60-ft lots	PD-99 Mercer Crossing 50-ft lots	PD-99 Mercer Crossing 40-ft lots	PD-94 Spur Trail	PD-79 Branch Crossing
Min. front yard	10**	10	10	10**	10**	40 ft. Brookhollow Dr.; 50 ft. Spur Trail	25 ft***
Min. side yard	5	5	5	5	5	18 ft. west property line; 15 ft. internal property line	5 ft
Min. rear yard	5*	5*	5*	5*	5*	None specified	10 ft
Max. lot coverage	70%	70%	65%	65%	70%	25%	50%
Max. height	35 ft.	35 ft.	40 ft.	35 ft.	35 ft.	35 ft	23 ft. second story top plate
Max. stories	2.5	2.5	3	2.5	2.5	None specified	2.5

*garages have 20-ft setback if rear entry

**garages have minimum 25-ft setback if front entry and garage parallel to street

***garages have to be setback additional 10 ft from main structure

What do other cities do?

Residential Setbacks: City Comparison

City	Height	Lot Area	Lot Coverage	Front	Rear	Side-Average	Side-Minimum
Dallas	30 ft.	16,000 sqft.	40%	35 feet	10 feet	10 ft.	5 ft.
Irving	30 ft.	10,000 sqft.	35%	30 ft.	25 ft.	8 ft.	5 ft.
Addision	29 ft.	12,000 sqft.	N/A	30 ft.	24 ft.	5 ft.	5 ft.
Carrollton	36 ft.	6,500 sqft.	45%	25 ft.	20 ft.	6 ft.: 1-story; 8 ft.: Multi-story	6 ft.: 1-story; 8 ft.: Multi-story
Coppell*	35 ft.	18,000 sqft.	25%	30 feet	20 feet	10% of lot width	8 ft.-Not adjacent to street
Richardson***	40 ft.	14,000 sqft.	45%	30 ft.	25 ft.	20 ft.: Corner	7 ft.: Lot less than 80 ft. in width
Frisco	40 ft.	16,000 sqft.	30%	40 ft.	25 ft.	15 ft.; 20 ft.: Corner lots	7 ft.; 15 ft. on Corner Lot
Garland**	35 feet	10,000 sqft.	45%	30 feet	30 feet	15 ft.	5 ft.-Not adjacent to street

Special Note: Cities feature multiple single-family districts with differing criteria. Table is meant to be representative of typical statistics.

*=Side yards adjacent to streets have a minimum setback of 15 yards.

**=Setbacks are 7.5 feet for each side and 10 feet for rear for houses not adjacent to streets.

***=Side yard setbacks depend on extraneous factors.

Front Yard Setback – Direction Requested

- Is the proposed 5 ft reduction insufficient (i.e. 30 ft to 25 ft)?
 - If no – proceed with front yard setbacks as originally proposed (i.e. 25 ft in R-2 through D-2 districts)
 - If yes – staff recommends then that we reduce the current front yard setbacks by 10 ft for a minimum 20 ft setback
 - Allows for room addition to front side of an existing home
 - Generally preserves the existing neighborhood streetscape however, will be more noticeable for existing neighboring homeowners
 - Provides for additional buildable area (regardless if home addition or tear down/rebuild option) and larger home footprint/building mass
 - Addresses Council’s concern from December 2017 regarding a minimum 15 ft setback promoting more significant “saw tooth” effect
 - Will need to adjust the maximum lot coverage percentage to accommodate increased buildable area

Side Yard Setback – Confirmation

- No prior concerns expressed regarding side yard setback (September 2018)
- Retaining the proposed 5 ft side yard setback (no change)
 - Standardizing this setback instead of calculating 10% of lot width vs. the 10 ft “maximum minimum” assists builders with designing homes, and permitting process

Rear Yard Setback – Direction Requested

- Is the proposed 10 ft rear yard setback too limiting and an insufficient reduction to accommodate residences needed for families today (i.e. from 15 ft to 10 ft)?
 - If no – proceed with rear yard setbacks as originally proposed (i.e. 10 ft in R-2 through D-2 districts)
 - If yes – staff still recommends the proposed minimum 10 ft rear setback measured from the rear property line because:
 - Within Central area of City:
 - Neighborhoods do not have dedicated alley rights-of-way (compared to what is being built on the West side) – residential lots **share** same rear property line (or side line)
 - Exception: limited instances where city has alley easements (10-15 ft on individual on rear of individual lots); easement prohibits structure within in it and alley paved within center of easement with limited parkway area

Rear Yard Setback – Direction Requested

- Within Central area of City (continued):
 - Some neighborhoods have drainage/utility easements that vary in width (5 ft to 7.5 ft on rear of individual lots)
 - 10 ft setback further protects the easements and work area needed to service the utilities/drainage improvements
 - City has allowed utility/drainage easements to be “fenced in” complicates access
 - If work performed within easements, resident has limited rear yard area available
- Still maintains separation/privacy for existing home owners should a property owner construct a 2-story home/2nd floor addition
- Allows yard area to accommodate other accessory residential items

Rear Yard Setback – Direction Requested

- Proposed 10 ft setback addresses Council’s concerns from September 2018 regarding providing larger buildable area to meet needs of families today
 - 5 ft rear yard reduction + 10 ft front yard reduction = 15 ft additional building area depth across the lot
 - Will need to adjust the maximum lot coverage percentage to accommodate increased buildable area
- Maintains Fire Dept. access around the rear of the structure
- By allowing larger buildable area, potential for increased stormwater runoff implications due to less pervious area

Revisions:

Setbacks _ Pebble Beach _ R-4



Revisions:

Setbacks _ Pebble Beach _ R-4



Revisions:

Setbacks _ Pebble Beach _ R-4 (5 ft reduction / 25 ft setback)

September 2018 – Council concerned that a 5 ft reduction not enough



Revisions:

Setbacks _ Pebble Beach _ R-4 (*15 ft reduction/15 ft setback*)

December 2017 – Council concerned that a 15 ft reduction too much



Revisions:

Setbacks _ Pebble Beach _ R-4 (*10 ft. reduction / 20 ft setback*)

Alternate option for consideration: 20 ft yard setback (in response to December 2017 / Sept. 2018)



Direction/Questions – Setbacks

Part 2 – Building Height

Building Height

- Prior to 2017 – allowed for 35 ft height measured at the mid-point of the eave and ridge line (gable)
 - Overall height of structure could vary depending upon roof pitch
 - Maximum 2 stories in all residential districts, except for R-1 (2.5 stories) and D-1 (1 story) districts
 - “Story” measured as 14 ft
- Post 2017 CZO amendments – allow for 35 ft height measured at the ridge line (gable)
 - Maximum 2 stories in all residential districts, except for R-1 and R-2 (2.5 stories) districts
 - “Story” measured as 14 feet
 - 2-story home is $14\text{ ft} + 14\text{ ft} = 28\text{ ft}$ plus allows for additional attic space – max. 35 ft. total
 - 2.5-story home is $14\text{ ft} + 14\text{ ft} + 7\text{ ft} = 35\text{ ft}$; allows for less attic space (if any) – max. 35 ft total

What have we done elsewhere in FB regarding height?

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Building Height – Direction Requested (3 Options)

1. Is the City wanting to allow for taller SF homes to accommodate 3-story homes?
(14 ft + 14 ft + 14 ft = 42 ft)
 - If yes, in all R-1 thru R-6 and D-1 and D-2 districts?
 - Only in some districts?
 - *Need to consider that modern-style residences with flat roofs will maximize this standard from a massing perspective*

2. Is the City wanting to allow for taller SF homes to accommodate 2.5-story homes?
(14 ft + 14 ft + 7 ft = 35 ft)
 - If yes, in all R and D-1 and D-2 districts? (note: R-1 and R-2 already allows 2.5-story; max. 35 ft)
 - Only in some districts?

3. Are we wanting to maintain the status quo?
 - R-1 and R-2 = 2.5-story (35 ft)
 - R-3, R-4, R-5, R-6, D-1 and D-2 = 2-story (35 ft)

*Note: consulted local Central area builders – not have had requests for 3-story SF-detached homes; have not really used 2.5 stories provision either
Currently – allow maximum 2 stories (35 ft) in all residential districts, except for R-1 and R-2 (2.5 stories; 35 ft) districts*

Building Height Encroachments – Direction Requested

- Does the City want to continue allowing height encroachments up to 5 feet?
 - Currently allowed up to 40 ft. total height
 - Encroachments examples include: chimneys, cooling towers, elevator bulkheads
 - If the City allows taller building heights (i.e. over 35 ft) then should adjust maximum height for encroachments

Direction/Questions – Height