



City Council

November 27, 2018

Residential Siting/Dimensional Standards
(DRAFT)

Residential Siting/Dimensional Standards – History

- City Council past discussions/direction provided:
 - October 2017 – concern regarding property owners having to obtain variance from ZBA
 - December 2017 – wanted to reduce residential setbacks and increase maximum lot coverages in order to provide a larger building area for single-family and two-family lots
 - September 2018 – wanted opportunity discuss additional alternate options related to setbacks and building height
 - November 6, 2018 – deliberated alternate options related to building setbacks, but also discussed increasing residential building height (including stories)

Residential Siting/Dimensional Standards – Direction Received Nov. 6, 2018

- For lots with a minimum lot size of 8,700 sq. ft. or less (i.e. R-5, R-6, D-1 and D-2):
 - Minimum front setback: 25 ft.
 - Minimum side setback: 5 ft.
 - Minimum rear setback: 10 ft.
 - Maximum building height: 35 ft. (plus an additional 5 ft. for encroachments)*
 - Maximum number of stories: eliminate this requirement altogether*
- For lots with a minimum lot size of 10,000 sq. ft. or larger (i.e. R-2, R-3 and R-4):
 - Minimum front setback: 25 ft.
 - Minimum side setback: 5 ft.
 - Minimum rear setback: 10 ft.
 - Maximum building height: 40 ft. (plus an additional 5 ft. for encroachments)*
 - Maximum number of stories: eliminate this requirement altogether*
- Minimum rear yard setback measured from the rear property line only (instead of easements, if existing) for the R-2 through D-2 districts.

**Future zoning case*

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

CZO Text Amendment – Residential Siting/Dimensional Standards

Proposed Area Regulations for Single-Family Homes (11/6/2018)

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

CZO Text Amendment – Other Related Proposed Amendments

- Yard Requirements – Platted vs. Zoning: In order for a property owner to utilize the proposed reduced building setbacks in the R-2 through D-2 zoning districts, amending CZO to allow the zoning to govern in addition to the plat or some other ordinance, whichever is least restrictive.
- Added clarification to yard area requirements that the minimum horizontal dimension is also considered a minimum setback, since the CZO has numerous references throughout referring to setback requirements.
- Excluded the R-2 through D-2 zoning districts from the average front yard setback within a block provision, in order to allow residential structures within the R-2 through D-2 districts to be able to fully utilize the proposed reduced front yard requirements.

CZO Text Amendment – Other Related Proposed Amendments

- Deleted the minimum 30-foot side yard requirement for one-family attached dwellings so that the front yard requirement is regulated by the applicable zoning district.
- Modified rear yard dimensional requirements as measured from the rear property line, and for consistency with the proposed reduced rear yard requirements for the R-2 through D-2 districts.
- Corrected plat approval reference due to City Council approving plats.
- Modified the provision related to the appeals process to the setback requirement along Dallas Parkway so that any proposed reduction is considered as part of the Detailed Site Plan process, consistent with current practices today.

CZO Text Amendment – Definitions

- Definition modified for clarification:
 - Lot: An undivided parcel or tract of land having its principal frontage upon a public street or officially approved ~~place~~ place and designated as a distinct tract.
- Proposed definitions for clarification:
 - Lot, Corner: A lot that is abutting two or more intersecting streets.
 - Lot, Interior: A lot whose side property lines do not abut upon any street.
 - Lot, Through: A lot other than a corner lot abutting more than one street and having access to more than one street.

Central Area Plan Recommendations

- Within neighborhood preservation areas, the Plan recommends that any new infill development, such as demolition/rebuild units, be compatible with the neighborhood framework, and that it does not intrude on the privacy of adjacent residential properties.
- City should consider a living space expansion program recognizing that existing homes may be structurally sound, but that the living spaces desired by residents or the current market conditions may not meet the needs of today's homeowners.
- Overall goal: provide quality, diverse and attractive neighborhoods making Farmers Branch a community for a lifetime.

The proposed CZO amendments are consistent with the Plan recommendations.

CZO Text Amendment – Residential Siting/Dimensional Standards

Proposed Area Regulations for Single-Family Homes (Based on City Council direction November 6, 2018)

Existing Area Regulations for Single-Family Homes

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Proposed Area Regulations for Single-Family Homes

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**FARMERS
BRANCH**

Questions