



**FARMERS
BRANCH**

City Council

January 8, 2019

Residential Building Height/Stories – History

- Height/stories amendments product of discussions regarding building setbacks
 - September 11, 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 eliminating maximum 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.
- ✓ *Completed 11/27/2018*

CZO Text Amendment – Residential Siting/Dimensional Standards

Existing & Proposed Height Regulations (R-1 thru D-2)

Zoning District	Min. Lot Size	Existing Building Height (max.)	Proposed Building Height (max.)	Existing Encroachments Height (max.)	Proposed Encroachments Height (max.)	Existing Building Stories (max.)	Proposed Building Stories (max.)
R-1	1 acre (43,560 SF)	35 ft.	40 ft.	40 ft.	45 ft.	2.5	None
R-2	13,000 SF	35 ft.	40 ft.	40 ft.	45 ft.	2.5	None
R-3	10,000 SF	35 ft.	40 ft.	40 ft.	45 ft.	2	None
R-4	10,000 SF	35 ft.	40 ft.	40 ft.	45 ft.	2	None
R-5	8,700 SF	35 ft.	35 ft.	40 ft.	40 ft.	2	None
R-6	8,700 SF	35 ft.	35 ft.	40 ft.	40 ft.	2	None
D-1	8,700 SF	35 ft.	35 ft.	40 ft.	40 ft.	2	None
D-2	7,500 SF	35 ft.	35 ft.	40 ft.	40 ft.	2	None

CZO Text Amendment – Other Related Proposed Amendments

- Included mansard roof types to be measured to the peak of the roof similar to hip and gable roof types for height measurement consistency, instead of the height for mansard roof types being measured at the deck line.
- Removed measurement inconsistencies specified in Section 3.3C. Height Encroachments in order to allow the maximum height encroachments in the respective individual zoning districts to govern, and removed stories references for residential districts (where needed) as a result of eliminating maximum stories references in the individual R-1 through D-2 districts.

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.



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Questions