Article 6

DENSITY AND DIMENSIONAL REQUIREMENTS

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ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table of Contents

		Page No.
Section 1	*Single Family Development in Varying Zoning Districts*	*2*
Section 2	*Development Densities*	*2*
Section 3	*Minimum Living Area (Residential)*	*2*
Section 4	*Minimum Lot Size*	*3*
Section 5	*Minimum Yard Setbacks (Residential)*	*4*
Section 6	*Accessory Structures*	*5*
Section 7	*Building Separation (Residential)*	*11*
Section 8	*Maximum Building Height*	*11*
Section 9	*Maximum Lot Coverage*	*12*
Section 10	*Maximum Floor Area Ratio (F.A.R.)*	*13*
Section 11	*Location of Structures*	*13*
Section 12	*Building Over Common Lot Lines*	*13*
Section 13	Unified Multi Family Development Over Common Lot Lines	*14*
Section 14	*Minimum Masonry Requirements for Structures in Residential Zoning Districts*	*16*
Section 15	*Minimum Masonry Content for Non-Residential Structures in Non-Residential Zoning Districts*	*17*
Section 16	*Minimum Masonry Requirements for Non-Residential Structures on Designated Thoroughfares in the LI District*	*18*
Section 17	*Minimum Masonry Requirements for Non-Residential Structures Not on Designated Arterial Thoroughfares Located in LI Zoning Districts*	*18*
Section 18	*Exceptions to the Material and Minimum Masonry Requirements for Non-Residential Districts*	*20*
Tables	*Density and Dimensional Tables:*	*21-25*
6-A	*Single Family Residential Zoning Districts*	*21*
6-B	*Single Family Attached and Townhouse Districts*	*22*
6-C	*Multi-Family Residential Zoning Districts*	*23*
6-D	*Commercial Zoning Districts*	*24*
6-E	*Residential Accessory Structures*	*25*

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

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) zoning district, 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.

SECTION 2 - DEVELOPMENT DENSITIES

6.2.1 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.

6.2.2 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 masonry 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 masonry requirements established in **Table 6-E** 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 3 - MINIMUM LIVING AREA (SINGLE FAMILY RESIDENTIAL)

6.3.1 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, are developed.

SECTION 4 - MINIMUM LOT SIZE

6.4.1 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 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 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 5 - MINIMUM YARD SETBACKS (RESIDENTIAL)

6.5.1 No portion of any building 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 structures, unless otherwise provided, to the sky from a point thirty (30) inches above the ground level of the graded lot, except for accessory buildings, as permitted in **Subsection 6.5.1 (A)**, and landscape planting and lighting.

C. This Section shall also apply to zero lot-line homes as long as such projections do not cross or encroach over property lines. 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 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 prescribed in **Table 6-A**, **Table 6-B** and **Table 6-C**.

SECTION 6 - ACCESSORY STRUCTURES

6.6.1 Definitions of an Accessory Structure and an Accessory Building

6.6.1.1. Accessory Buildings: A type of accessory structure not designed for human habitation which is ancillary to the primary structure and is composed of three (3) or more enclosed sides and a roof. These subordinate buildings can be attached or detached from the primary structure and are primarily used for purposes incidental to the primary structure.

6.6.1.2. Accessory Structure: A subordinate attached or detached structure, not designed or used for human habitation, which serves a function incidental to and associated with the primary use on the same parcel, lot or tract.

6.6.2 Definitions and Standards for Specific Accessory Structures

6.6.2.1. 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.

A. Carports are not permitted by right in any single-family residential zoning districts in the City of Grand Prairie.

B. The Zoning Board of Adjustments and Appeals may grant a Special Exception to the regulations established in **Section 6.6.1.3.B** and to the setback requirements stipulated in **Section 6.5** of this Article for the purpose of constructing a carport in a residential zoning district upon a finding by the Board that:

1. The carport shall not exceed a maximum size of 20 feet in length by 20 feet in width, or a maximum square footage of 400 sq. ft.,

2. The carport will be setback a minimum of five (5) feet from all property lines adjacent to public rights-of-way,

3. The carport will be setback a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with **Section 6.5.1.A** of this Article,

4. The carport will not encroach, intrude, or overhang any easements that have been established on the subject property,

5. All areas beneath the roof of the carport should be paved with a city approved paving material and the poles or supports of the carport should be anchored in or to the paving,

6. The carport is to be constructed in a manner and design consistent in materials and color to the primary residential structure and may not be composed of any materials explicitly prohibited in **Section 6.6.2.1.C** of this Article,

7. The carport does 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

8. The carport does not create a visual obstruction to motorists.

C. The following building materials shall be prohibited for use in the construction of a carport: canvas, vinyl, PVC siding, galvanized or corrugated metal, aluminum, corrugated or flat fiberglass panels, or any plastic construction materials.

6.6.2.2. Covered Patios or Porches: A covered, open-air entrance or exit to a building that either extends from the building's interior 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 shall be considered to be 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 considered to be a habitable addition to the primary structure and will be 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:

1. Covered patios and porches are considered additions to the primary structure and shall be calculated as part of the building footprint of the primary structure. In no case should a covered porch result in the primary structure exceeding the maximum lot coverage stipulated in Section 9 of this article.

2. Covered patios and porches maybe attached to or contiguous with the primary structure and are not subject to the rules and regulations stipulated in Section 6.7.1.

3. Covered porches that are attached or contiguous with the primary structure are considered to be an addition to the primary structure and will be subject to the same building setbacks established for the primary structure.

4. Covered porches should not exceed the total height of the primary structure to the top of the roof.

6.6.2.3. Garage (Residential): An attached or detached accessory building 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 primary structure. Such accessory building 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 be required to 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 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. Detached residential garages shall be constructed in a manner and design consistent in materials and color as the primary structure, and are required to meet the minimum masonry requirements stipulated for the primary structure unless the primary structure is exempt from the masonry requirements per **Section 6.13.3**.

2. The maximum square footage for a detached residential garage is 750 square feet as stipulated in **Section 6.6.4.D**.

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.

6.6.2.4. 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.

1. Greenhouses are EXEMPT from the Masonry Requirements stipulated in Section 6.6.5 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.

6.6.2.5. 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 or result in a surplus to the maximum lot coverage stipulated in **Table 6-A**, **Table 6-B, Table 6-C** and **Table 6-D** of this Article.

2. Pergolas may be attached to or contiguous with the primary structure and shall not be subject to the rules and regulations stipulated in **Section 6.7.1**.

Note: Any type or variation of an accessory structure or building not explicitly addressed in Section 6.6.2 of this Article is subject to all standards and regulations established in Section 6 for accessory structures and buildings.

6.6.3 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, 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. Accessory uses or structures exceeding 14 ft in maximum height are prohibited unless the Zoning Board of Adjustment and Appeals grants an exception per **Section 6.6.5** 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 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.

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.

6.6.4 Maximum Square Footage for Accessory Structures on a Residential Lot

A. The square footage of an accessory structure or building 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 0.5 acres (one-half acre) or less, 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.

C. For a residential lot or tract greater than 0.5 acres (one-half acre), 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.

D. In any case, the maximum permissible size for an accessory structure is 450 square feet, with the exception of detached garages which shall not exceed a maximum permissible size of 750 square feet.

E. Residential properties are permitted to have a maximum of three (3) accessory structures on a single lot.

6.6.5 Building Construction for Accessory Structures and Buildings

1. For Residential Lots or Tracts 0.5 acre (one-half acre) or less:

   Accessory buildings that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.

   Accessory buildings exceeding 200 square feet must be constructed of masonry, as defined in **Section 13, "Minimum Masonry Content for Structures in Residential Zoning Districts,"** or be of a standard residential siding material consistent with materials used on the primary residential structure if 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials.

2. For Residential Lots or Tracts Greater than 0.5 acre (one-half acre):

   Accessory buildings on lots greater than 0.5 acre (one-half acre) shall be allowed to be constructed of metal with a baked enamel finish when the building is setback a minimum of 30 feet from all property lines.

6.6.6 Variances and Exceptions to the Accessory Structure~~s~~ Requirements

The Zoning Board of Adjustments and Appeals may grant a variance or an exception to the building construction requirements for accessory structures. In authorizing a variance or an exception, the Board may establish conditions and safeguards to ensure the proposed structure is

compatible with adjacent buildings and will not have an adverse impact on the surrounding properties.

In considering an exception or variance to a requirement for an accessory building, the Board shall consider the following factors:

A. That the building 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.

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 7- BUILDING SEPARATION (RESIDENTIAL)

6.7.1 The minimum separation between a main structure and detached accessory structure shall be six (6) feet, unless otherwise specified in **Section 6.6.2**.

6.7.2 Where a multi-family building or buildings are erected so as to create 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.

6.7.3 The minimum separation between the main building and an in-ground swimming pool, spa, hot tub, playhouse, sauna, gazebo or other accessory structure which does not exceed one story in height may be less than six (6) feet, but in no case less than three (3) feet for an in-ground swimming pool, if the accessory building is contiguous with or an integral part of the main building, and/or, the accessory building is engineered by a registered professional engineer to ensure the integrity of the existing (main building) foundation.

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 waters edge of the pool, spa, etc.

SECTION 8 - MAXIMUM BUILDING AND STRUCTURE HEIGHT

6.8.1 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.

6.8.2 Subject to **Subsection 6.9.3** 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.

6.8.3 The features listed in **Subsection 6.9.2** 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 one-third (1/3) of the total roof area may be consumed by such features.

B. The features described in **Subsection 6.9.2** 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 avigation 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.

6.8.4 Exceptions to the requirements listed in **Subsection 6.9.3** 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.

6.8.5 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 fire fighting personnel or certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.

6.8.6 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 9 - MAXIMUM LOT COVERAGE

6.9.1 ***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 carports, patio covers and gazebos but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.

6.9.2 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 6.5.1 (B)**.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

SECTION 10 - MAXIMUM FLOOR AREA RATIO (F.A.R.)

6.10.1 ***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.

6.10.2 ***Floor Area Ration (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. %).

6.10.3 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 11 - LOCATION OF STRUCTURES

6.11.1 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.

6.11.2 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 12 - BUILDING OVER COMMON LOT LINES

6.12.1 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 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.

6.12.2 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.

6.12.3 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 13 –UNIFIED MULTI-FAMILY DEVELOPMENT OVER COMMON LOT LINES

6.13.1 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 6.13.2)

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.

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.

6.13.2 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.

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 14 - MINIMUM MASONRY CONTENT FOR STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

6.14.1 In the event that any single-family or duplex structure, lawfully existing on the effective date of this Ordinance, has no exterior brick or stone content which can be viewed from the public street upon which such structure fronts, or sides if located on a corner lot, any expansion, enlargement or reconstruction of such structure shall be exempted from the required exterior brick or stone content of the district in which such structure is located. However, when such structure has exterior brick or stone, the facade of the area of expansion, enlargement or reconstruction which can be viewed from the public street upon which such structure fronts, or sides if located on a corner lot, shall have a brick or stone content equal to or greater than the brick or stone content of the facade of the structure which can be viewed from such public street(s) prior to the expansion, enlargement or reconstruction.

6.14.2 All buildings shall have the minimum percentage, as indicated in **Table 6-A**, **Table 6-B,** and **Table 6-C,** of their total exterior walls below the fascia board at the roof line on single-family, two-family, multi-family or non-residential structures in residential districts, excluding doors and windows, constructed of stone**,** standard-size full-width brick, cultured stone and/or thin tile brick. Any building façade directly visible from a public right-of-way shall be constructed of 100% masonry excluding windows and doors.

Upon notification of all property owners within 200 feet of the subject property, the Zoning Board of Adjustment may waive the masonry requirement for single family detached houses and for allowed non-residential uses not meeting the requirements of the district unless 51 percent of the surrounding property owners within 200 feet petition against the masonry exception, in which case no exception can be granted.

6.14.3 If a new single-family detached residential dwelling is located on a lot of official record prior to January 1, 1972, the dwelling shall be exempt from the masonry requirements in all zoning districts, only if each of the following applies:

A. When more than 50% of the block on the same side of the street between intersecting streets has primary structures on them without masonry, then the remaining properties are exempt from the masonry requirements.

B. 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, are developed.

6.14.4 When an addition is proposed for an existing single-family, duplex, or multi-family residence which has an exterior masonry surface, the addition shall have an exterior masonry surface equal to or greater than the percentage of exterior masonry of the existing dwelling; except that an addition

made to the rear of an existing structure which has an exterior masonry surface on the front yard facing only shall be exempt from any masonry requirements. In no case shall the total amount of masonry content on the dwelling, after the addition has been made, be required to exceed the minimum required in that zoning district.

6.14.5 When rehabilitation is made to an existing single-family, duplex, or multi-family dwelling, the structure shall have an exterior masonry surface, after rehabilitation, equal to or greater than the percentage of exterior masonry surface prior to rehabilitation. In no case shall the total amount of masonry content on the dwelling, after rehabilitation has been made, be required to exceed the minimum required in that zoning district.

6.14.6 When detached accessory buildings are designed and used as a garage, they shall have the same percentage of masonry content as the main structure when permitted and/or constructed simultaneously with the main structure. In no case shall the amount of masonry content on the accessory building be required to be in excess of the minimum required by the zoning district in which the accessory building is located, regardless of percentage of masonry content of the main structure. All other residential detached accessory structures shall comply with the building construction requirements of **Section 6.7.3** of this ordinance.

SECTION 15 - MINIMUM MASONRY CONTENT FOR NON-RESIDENTIAL STRUCTURES IN NON-RESIDENTIAL ZONING DISTRICTS

6.15.1 When property is zoned Central Area (CA), Office-1 (O-1), General Retail-1 (GR-1), Commercial-1 (C-1), Office (O), Neighborhood Service (NS), General Retail (GR), Commercial Office (CO), Commercial (C) or Heavy Commercial (HC), and is adjacent to a Collector or Arterial Thoroughfare as designated on the City's Thoroughfare Plan, every wall (excluding doors and windows) shall be of 100% masonry construction and the following standards shall apply:

A. Walls adjacent to any street right-of-way, regardless of setback, shall be constructed of 75% hard fired (kiln fired) brick, face or building brick with a troweled mortar bond finish or stone. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all weather stone. Ashlar, cut stone, and dimensional stone construction techniques are acceptable.

B. The remaining walls may be constructed of brick or stone as previously described, split-faced, fluted, sandblasted or textured concrete masonry units, textured or sandblasted concrete tilt-wall, cultured stone and/or thin tile brick.

C. Exposed concrete tilt-wall wall surfaces shall 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.

6.15.2 Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building.*

SECTION 16 - MINIMUM MASONRY REQUIREMENTS FOR NON-RESIDENTIAL STRUCTURES LOCATED IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT

6.16.1 When property is zoned Light Industrial (LI) District every wall shall be of masonry or glass construction and the following standards shall apply:

A. Masonry construction shall include all masonry construction, which is composed of solid, cavity, faced, or veneer-wall construction.

1. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimension stone construction techniques are acceptable.

2. Brick material used of masonry construction shall be composed of hard fired (kiln fired), stacked in place, mortared joints, faced or building brick with a minimum nominal depth of three (3”) inches.

3. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or textured, all of which may be painted or stained.

4. Split faced, fluted, sandblasted, glazed or textured concrete masonry units.

5. Ceramic tile as approved by the Building Code.

B. Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall, which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in metal framework.

C. Exterior metal walls shall be prohibited on all buildings hereafter erected, constructed, altered, repaired or used.

D. Exposed walls of the front exterior facade consisting of a single texture shall be prohibited.

E. Not less than 15% of the total area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material, or a contrasting texture or color.

6.16.2 Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building.*

SECTION 17 – MINIMUM MASONRY REQUIREMENTS FOR NON-RESIDENTIAL STRUCTURES NOT ON DESIGNATED ARTERIAL THOROUGHFARES LOCATED IN LI ZONING DISTRICTS

6.17.1 When property is zoned Light Industrial (LI), and abuts or is adjacent to any public thoroughfare which is not designated as an arterial thoroughfare on the adopted Thoroughfare Plan of the City of Grand Prairie, all buildings hereafter erected, constructed, or used on such property shall have a

front exterior façade of masonry construction, glass or metal and the following standards shall apply.

A. Masonry Construction shall include all construction, which is composed of solid, cavity, faced, or veneer-wall materials.

1. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.

2. Brick material used for masonry construction shall be composed of hard fired (kiln fired), stacked in place, mortared joints or building brick with a minimum nominal depth of three inches.

3. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted or textured all of which may be painted or stained.

4. Split-faced, fluted, sandblasted, glazed or textured concrete masonry units.

5. Ceramic tile as approved by the Building Code.

B. Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

C. Metal walls shall include ribbed or fluted metal panels and metal curtain walls.

1. The use of corrugated panels with a depth of less than one (1) inch, or thickness less than U.S. Standards 26 gauge shall be prohibited.

2. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, shall be prohibited.

D. Exposed walls of the front exterior façade consisting of a single texture or color shall be prohibited.

E. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior façade shall be constructed from an alternate material, texture or color as identified in this Section.

6.17.2 Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building.*

SECTION 18 – EXCEPTIONS TO THE MATERIAL AND MINIMUM MASONRY REQUIREMENTS FOR NON-RESIDENTIAL ZONING DISTRICTS

6.18.1 Exceptions to the material and minimum masonry requirements may be permitted on a case-by-case basis for properties within a non-residential zoning district. A site plan, elevation drawings and alternative material samples shall be submitted to the Development Review Committee (DRC) for consideration. The DRC shall review the submittal for the following factors:

A. If the site is located in a Planned Development District, then the site plan shall conform to all provisions of the Planned Development Ordinance.

B. The exception or site plan conforms to all provisions of the Unified Development Code.

C. The proposed architectural style and building materials are compatible with development on adjacent and nearby development.

D. Additional landscaping, screening and quality alternate materials have been provided, where necessary, to create a development of similar quality to adjacent and near by development.

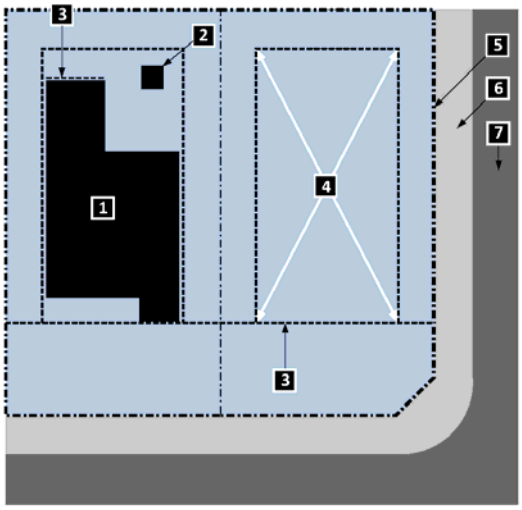
A submittal that does not conform to criteria "A" and "B" may not be approved. The DRC will make a determination of whether criteria "C" has been complied with. The DRC's decision may be appealed to the Planning and Zoning Commission. The Planning and Zoning Commission's decision may be appealed to City Council.

** For the purpose of this Article, "original building" shall be defined as the legally permitted building as of April 4, 1995, and as the building's total square footage was shown in the official building records of the City of Grand Prairie as of that date.*

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
	DESIGNATION	A	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-Z
	MAXIMUM DENSITY (DWELLING UNITS PER ACRE)	0.2	1.0	3.6	4.5	5.2	5.8	8.7	8.7	8.7
A	MINIMUM LIVING AREA (SQ. FT.) [1]	1,600	2,600	2,400	2,200	2,000	1,800	1,600	1,400	1,400
	MINIMUM LOT SIZES & DIMENSIONS (FEET) — AREA (SQ. FT.)	5(A)	1(A)	12,000	9,600	8,400	7,200	6,500	5,000	5,000
B	MINIMUM LOT SIZES & DIMENSIONS (FEET) — WIDTH [2]	100	150	80	80	70	60	60	50	50
C	MINIMUM LOT SIZES & DIMENSIONS (FEET) — DEPTH	150	150	120	120	120	110	100	100	100
D	MINIMUM YARD SETBACKS (FEET) — FRONT	40	40	30	30	30	25	25	25	25
E	MINIMUM YARD SETBACKS (FEET) — REAR	25	25	10	10	10	10	10	10	10
	MINIMUM YARD SETBACKS (FEET) — REAR ALLEY	10	25	10	10	10	10	10	10	10
G	MINIMUM YARD SETBACKS (FEET) — REAR ARTERIAL	20	40	30	30	30	20	20	20	20
H	MINIMUM YARD SETBACKS (FEET) — INTERIOR SIDE	10	12	8	6	6	6	5	5	0/10
I	MINIMUM YARD SETBACKS (FEET) — SIDE ON STREET	15	15	15	15	15	15	15	15	15
J	MINIMUM YARD SETBACKS (FEET) — GARAGE DOOR [3]	20	25	20	20	20	20	20	20	20
K	MINIMUM YARD SETBACKS (FEET) — BETWEEN BUILDINGS	6	6	6	6	6	6	6	6	6
L	MAXIMUM HEIGHT	25	30	30	25	25	25	25	25	25
	MAXIMUM LOT COVERAGE (IN %)	15	50	50	50	50	50	50	50	40
	MINIMUM MASONRY CONTENT (IN %) [4]	80	80	80	80	80	80	80	80	80
N	MINIMUM ROOF PITCH	6:12	6:12	6:12	6:12	6:12	6:12	6:12	6:12	6:12

Figure A.1: Elements Effecting Lot Configuration



1 : *Primary Building Footprint*
2 : *Accessory Building Footprint*
3 : *Building Line*
4 : *Building Envelope*
5 : *Property Line*
6 : *Sidewalk*
7 : *Street Right-of-Way*

Figure A.2: Illustrated Lot Configuration

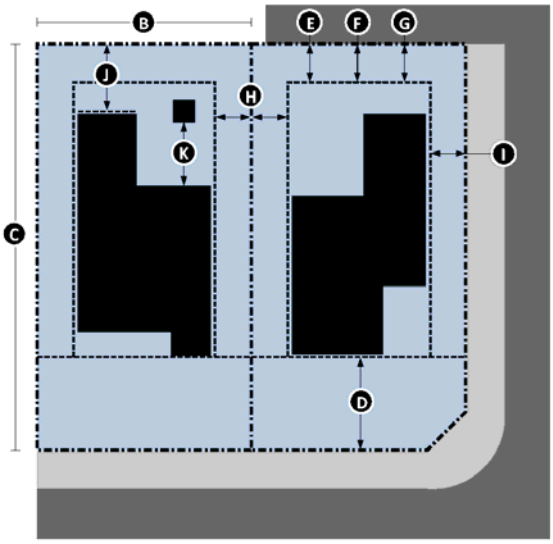
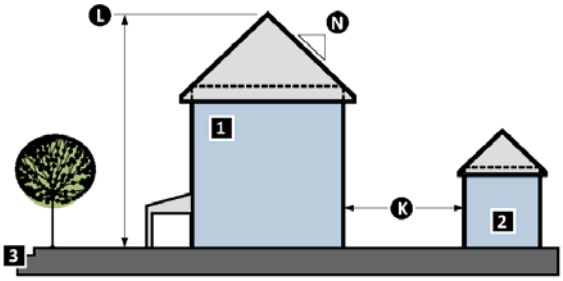


Figure A.3: Illustrated Building Placement



1 : *Primary Structure*
2 : *Accessory Structure*
3 : *Street Right-of-Way*

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.

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 *(attached duplex configuration with a garage for each unit similar to a single family home)*	SF-TOWNHOUSE
	DESIGNATION	SF-A	SF-T
	MAXIMUM DENSITY (DWELLING UNITS PER ACRE)	11.0	13.2
A	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.) B	4,000 PER UNIT	1,680 TO 3,299=30% 1,300=70% [3]
	MINIMUM LOT SIZES & DIMENSIONS (FEET) — WIDTH C	60 [2]	21 TO 29=30% 30=70% [3]
	MINIMUM LOT SIZES & DIMENSIONS (FEET) — DEPTH D	100	80 TO 99=30% 100=70% [3]
	MINIMUM YARD SETBACKS (FEET) — FRONT E	1-2 UNITS = 25 3-4 UNITS = 30	17
	MINIMUM YARD SETBACKS (FEET) — REAR F	10	10
	MINIMUM YARD SETBACKS (FEET) — REAR ALLEY G	10	10
	MINIMUM YARD SETBACKS (FEET) — REAR ARTERIAL H	20	20
	MINIMUM YARD SETBACKS (FEET) — INTERIOR SIDE I	6	5 (NOT ATTACHED) 0 (ATTACHED)
	MINIMUM YARD SETBACKS (FEET) — SIDE ON STREET J	15	15
	MINIMUM YARD SETBACKS (FEET) — GARAGE DOOR [4] K	20	20
	MINIMUM YARD SETBACKS (FEET) — BETWEEN BUILDINGS	6	0 [5]
L	MAXIMUM HEIGHT	25	35 (3 STORIES) [6]
	MAXIMUM LOT COVERAGE (IN %)	50	60
	MINIMUM MASONRY CONTENT (IN %)	80	90 [7/8]
N	MINIMUM ROOF PITCH	6:12	***SEE NOTE [9] BELOW***

Figure B.1: Illustrated Lot Configurations

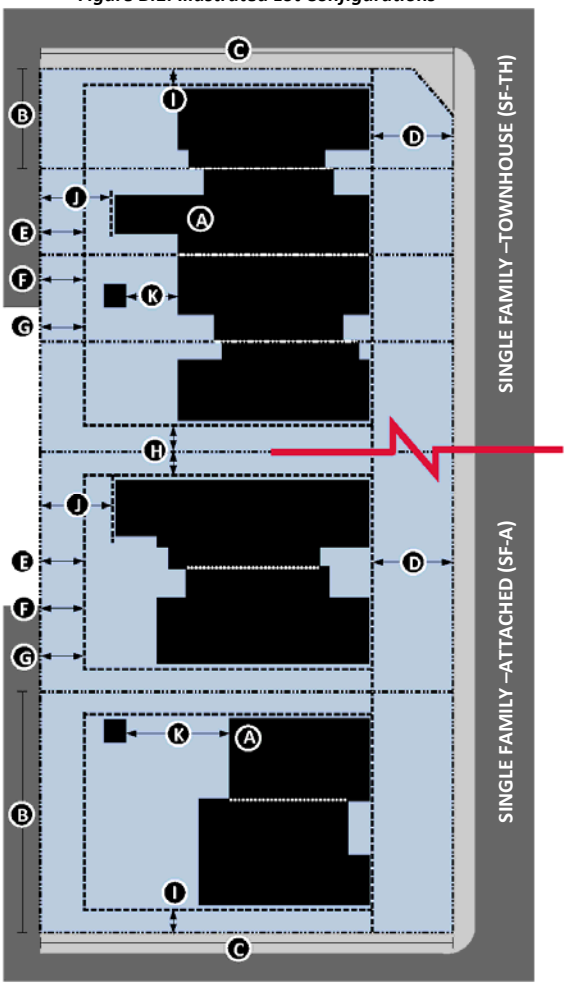
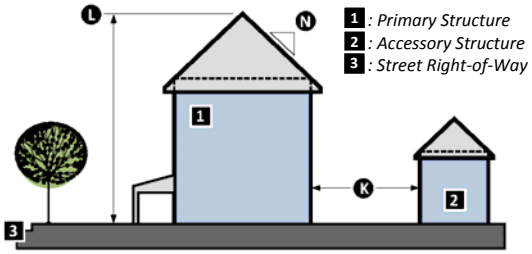


Figure B.2: Illustrated Building Placement



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.

[7]: Applied as a total of all exterior walls structurally designed for and constructed of masonry and/or stone as measured below the fascia board at the roof line excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections. A minimum of 25% of the total masonry requirement shall be of a stone material of a size, shape and proportion that is different from size, full width brick, or be of a different color brick. Repeat brick color shall not be used on consecutive residential cluster buildings in accordance with Article 11.14.9.

[8]: 100% of all exterior wall surfaces directly facing a collector or arterial thoroughfare shall be structurally designed for and constructed of masonry and/or stone.

[9]: Minimum roof pitch shall be a mixture of 6:12 and 10:12 with pitched accents spaced periodically throughout the roofline so that they highlight specific architectural features within the building façade.

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

ZONING DISTRICTS		MULTI FAMILY- ONE	MULTI FAMILY- TWO	MULTI FAMILY- THREE
DESIGNATION		MF-1	MF-2	MF-3
MAXIMUM DENSITY (DWELLING UNITS PER ACRE) [1]		12	16	24
MINIMUM LIVING AREA (SQ. FT.) [2]		1 BEDROOM = 690 2 BEDROOM = 980 3 BEDROOM = 1,100	1 BEDROOM = 690 2 BEDROOM = 980 3 BEDROOM = 1,100	1 BEDROOM = 690 2 BEDROOM = 980 3 BEDROOM = 1,100
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	12,000	12,000	12,000
	B WIDTH	100	100	100
	C DEPTH	120	120	120
MINIMUM YARD SETBACKS (FEET)	D FRONT	1 STORY = 40 2 STORIES = 60 3 STORIES = 100	1 STORY = 40 2 STORIES = 60 3 STORIES = 100	1 STORY = 40 2 STORIES = 60 3 STORIES = 100
	E REAR	1 STORY GREATER OF 25 OR TWO TIMES THE ROOF HEIGHT [3] (TO RIDGELINE)	2 STORY GREATER OF 50 OR TWO TIME THE ROOF HEIGHT [3] (TO RIDGELINE)	3 STORY GREATER OF 75 OR TWO TIME THE ROOF HEIGHT [3] (TO RIDGELINE)
	E REAR ALLEY			
	E INTERIOR SIDE			
	E SIDE ON STREET			
	F SIDE ON ARTERIAL	1 STORY = 40 2 STORIES = 60 3 STORIES = 100	1 STORY = 40 2 STORIES = 60 3 STORIES = 100	1 STORY = 40 2 STORIES = 60 3 STORIES = 100
	G BETWEEN BUILDINGS [10]	30 [4]; 15 [5]; 10 [5]	30 [4]; 15 [5]; 10 [5]	30 [4]; 15 [5]; 10 [5]
H MAXIMUM HEIGHT		35 [6] OR SINGLE STORY [7]	35 [6] OR SINGLE STORY [7]	35 [6] OR SINGLE STORY [7]
MAXIMUM LOT COVERAGE (IN %)		40	40	40
MINIMUM MASONRY CONTENT (IN %) [8]		90% W/ 25% ACCENT MASONRY OR STONE	90% W/ 25% ACCENT MASONRY OR STONE	90% W/ 25% ACCENT MASONRY OR STONE
J MINIMUM ROOF PITCH		MIXED 6:12 & 10:12	MIXED 6:12 & 10:12	MIXED 6:12 & 10:12

Figure C.1: Illustrated Lot Configuration

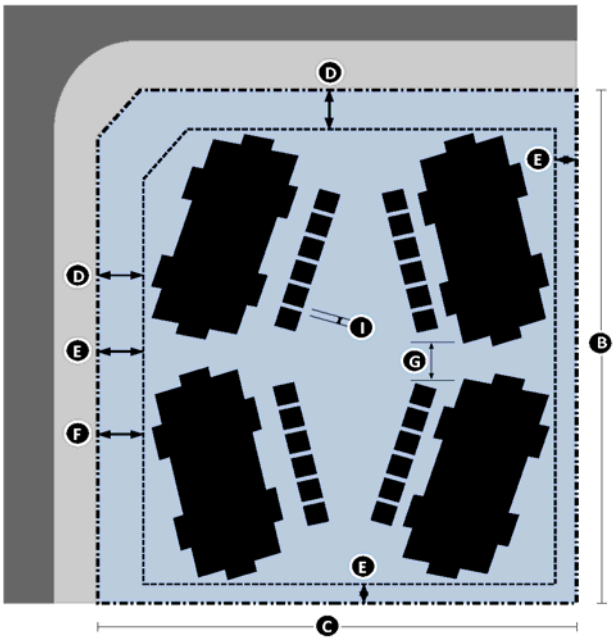
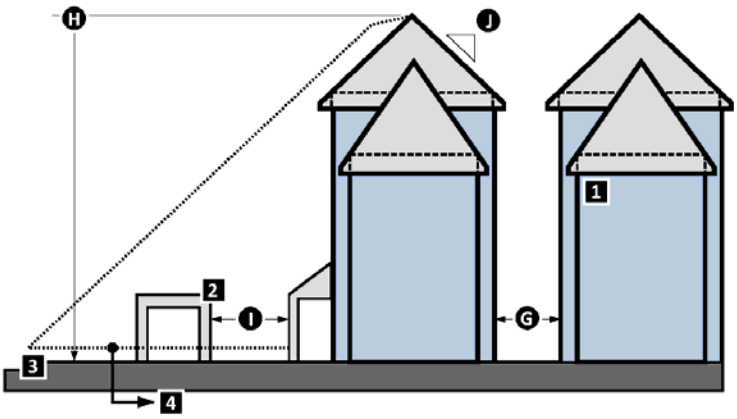


Figure C.2: Illustrated Building Placement (Not to Scale)



1 : *Primary Structure;* 2 : *Accessory Structure;* 3 : *Street Right-of-Way or Property Line*
4 : E *or* F

Notes:

[1]: Units per building determined at site plan review.
[2]: Plus 250 square feet per additional bedroom.
[3]: Roof height measured to highest peak of roof structure.
[4]: Between walls having windows and doors in both walls.
[5]: Between window walls and blank walls.
[6]: Measured to top plate line of framing.
[7]: Within 100 feet of one and two family residential zoning.
[8]: Applied as a total of all exterior walls structurally designed for and constructed of masonry and/or stone as measured below the fascia board at the roofline. A minimum of 25% of the total masonry requirement shall be of a stone material of a size, shape and proportion that is different from standard size full width brick, or be of a different brick.
[9]: Minimum roof pitch to be a mixture of 6:12 and 10:12 with pitched accents spaced periodically throughout the roof line that highlight specific architectural features within the building façade.
I [10]: 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 (Article 11, *Performance Standards*, UDC):

11.13.1: Multi family development shall contain security gates at all entrances to the complex.
11.13.2: A main entrance feature shall be provided. The entrance feature shall be consistent with the basic architectural theme of the development.
11.13.3: Architectural techniques shall be used to articulate façade, sidewall elevations, and where rear walls are visible from a street.
11.13.4: Flat roof design and/or 3-tab composition shingles are prohibited.
11.13.5: Community mail box kiosks shall be architecturally integrated into the development and be equipped with internal lighting.
11.13.5: Windows and balconies will 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 Section 7.4 of Article 10, *Parking and Loading Standards*, UDC.**
- ✓ **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
	A WIDTH [1]	50	150	50	50	50	50	50	100	100	100
	B DEPTH [2]	100	150	100	100	100	100	100	100	150	150
MINIMUM YARD SETBACKS (FEET)	C FRONT	25 [1]	25 [1]	25 [1]	25 [1]	25 [1]	25 [1]	0	25 [1]	25 [1]	25 [1]
	D REAR	0	0	0	0	0	0	0	0	0	0
	E REAR ADJACENT RESIDENTIAL	20	20	20	20	20	20	20	20	25	25
	F 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*
	G 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*
	H BETWEEN BUILDINGS	0	0	0	0	0	0	0	0	25	25
I	MAXIMUM HEIGHT	25	25	25	25	25	50	50	50	50 [3]	50
J	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 MASONRY CONTENT (IN %) [4]	100%	100%	100%	100%	100%	100%	100%	100%	85% [5]	85% [5]
K	MINIMUM REQUIRED LANDSCAPING (IN %) [6]	10%	10%	5%	10%	10%	5%	5% [8]	4% [7]	4% [7]	4% [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] & 6: A landscape area of 30 feet along the front of the property may be utilized in lieu of the required landscaping percentage (**Article 8; Section 5.2**).

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

Table C: Hospital District

CODE	HD
MAX. FAR	1:1
MIN. REG. LANDSCAPING	10%

All other density and dimensional requirements for the Hospital District are located in **Appendix O, "Hospital District," of the Unified Development Code**.

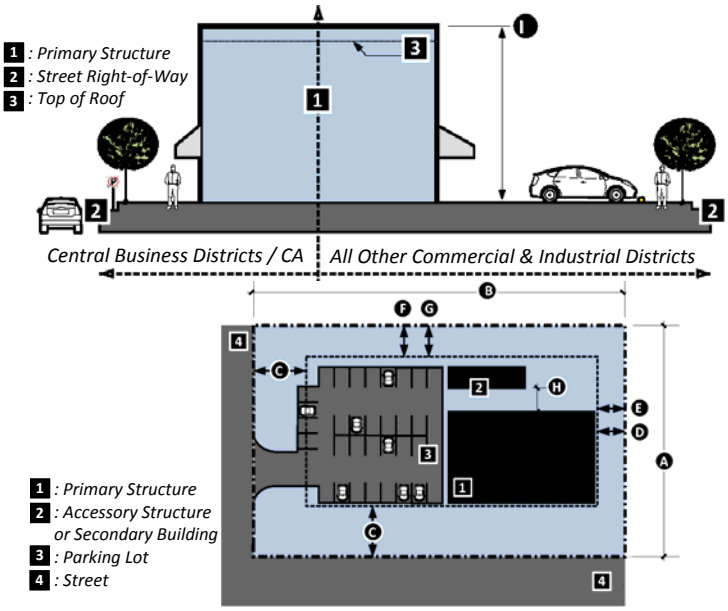


Figure D.2: Illustrated Lot Configuration

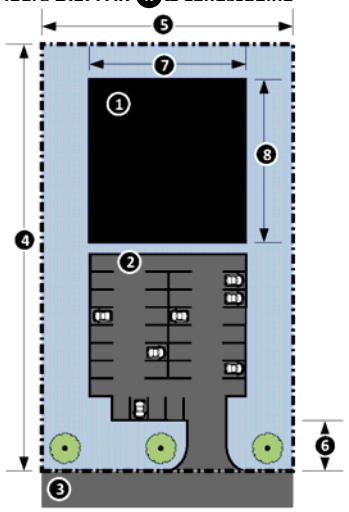


Figure D.3: FAR K & Landscaping

1 : Building Footprint, 2 : Parking Lot, 3 : Street
*FAR = (7*8) / (4*5)*
*Landscaping = (4*5) * K*
6 : 30' Optional Landscape Buffer (Note 7)

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]	ACCESSORY BUILDING	CARPORTS [2]	COVERED PATIOS OR PORCHES [3]	DETACHED GARAGE	GREEN HOUSE	PERGOLAS
MAXIMUM SQUARE FOOTAGE [IN SQ .FT.] (½ ACRE LOT OR LESS)		450 [5]	450 [5]	400	SEE NOTE [3]	750 [5]	450 [5]	500
MAXIMUM SQUARE FOOTAGE [IN SQ .FT.] (GREATER THAN ½ ACRE LOT)		450 [6]	450 [6]	400	SEE NOTE [3]	750 [6]	450 [6]	500
MINIMUM YARD SETBACKS FOR STRUCTURES NOT EXCEEDING TEN (10') FEET IN TOTAL HEIGHT (FEET)	FRONT [7]	SAME AS THE PRIMARY STRUCTURE	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	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ALLEY	3	3	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ON ARTERIAL	3 [8]	3 [8]	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 [8]	3 [8]
	INTERIOR SIDE	3	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	SIDE ON STREET	3 [8]	3 [8]	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 [8]	3 [8]
	SIDE ON ARTERIAL	3 [8]	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	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	SAME AS THE PRIMARY STRUCTURE
	REAR ALLEY	SAME AS THE PRIMARY STRUCTURE	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	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	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	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	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
A BETWEEN BUILDINGS (FEET)		6	6	0/6	0/6	6	6	0
B MAXIMUM HEIGHT (FEET)		14	14	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	14	14	14
MINIMUM MASONRY CONTENT [IN %] (200 SQ. FT. OR LESS)		0%	0%	N/A	N/A	0%	0%	N/A
MINIMUM MASONRY CONTENT [IN %] (GREATER THAN 200 SQ. FT.) [9]		100% [10]	100% [10]	N/A	N/A	100% [10]	0%	N/A

Notes:

[1]: Residential properties are permitted to have a maximum of three (3) accessory structures.

[2]: Carports in single family zoning districts require a special exception from the Zoning Board of Adjustments and Appeals. See Section 6.6.2.1 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.

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

[5]: Section 6.6.4.B: The total square footage of all accessory structures shall not exceed 50% of the footprint of the primary structure.

[6]: Section 6.6.4.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.

[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 (see Zone 3: Yellow ❸] below).

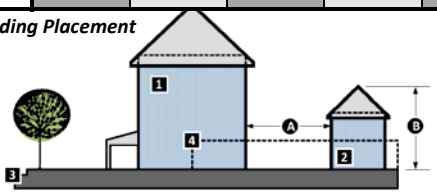
[8]: No accessory use or structure shall be allowed in the side or rear yard setback established for the primary structure if the side or rear yard is adjacent to a street. However, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side 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 (see Zone 3: Yellow ❸] below).

[9]: Accessory buildings exceeding 200 sq. ft. must be constructed of masonry unless 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials then they may be constructed of a residential siding material consistent with the materials used on the primary residential structure.

[10]: Accessory buildings on lots greater than a ½ acre shall be allowed to be constructed of metal with a backed enamel finish when the building is setback a minimum of thirty feet (30') from all property lines.

Figure E.2: Illustrated Building Placement

1 : *Primary Structure*
2 : *Accessory Structure*
3 : *Street*
4 : *Fence Line*



Continued …

❸ *Zone 3 (Yellow): Permits Accessory Structures 8' or less to be located within 3' of the property line when there is a 6' Wood Fence.*

❹ *or* ❺ *Street or Alley*

❻ *Fence*

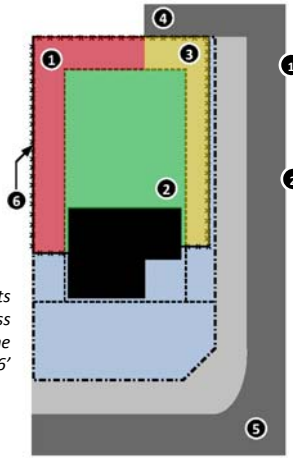


Figure E.1: Accessory Structure Zones

❶ *Zone 1 (Red): Permits Accessory Structures 10' or less to be located within 3' of the property line.*

❷ *Zone 2 (Green): Permits Accessory Structures up to 14' in height with the same setbacks as the primary.*

Continued…