

## § 155.055 AREA, SETBACK AND HEIGHT REGULATIONS.

(A) No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the tables in division (B) of this section.

(B) See tables on following page.

(1) *Residential districts.*

Zoning District <sup>6</sup>	Minimum Lot Area per Dwelling Unit (Sq. Ft.)	Minimum Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard (Feet)	Minimum Rear Yard (Feet) <sup>1</sup>	Minimum Interior Side Yard (Feet) <sup>1</sup>	Minimum Exterior Side Yard (Feet)		Max. Height (Feet)	Min. Masonry Construction <sup>6</sup>
									Backing up to an abutting side yard	Backing up to an abutting rear yard		
A	2 acres	2,200	15%	150	200	40	15	25	25	25	35	See §155.056
SF-12/22	12,000	2,600 <sup>8</sup>	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,400 <sup>8</sup>	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	2,200 <sup>8</sup>	45%	70	110	25	15	10	20	15	35	
SF-7.5/18	7,500	1,800	45%	65	110	25	15	5 & 10 <sup>2,7</sup>	20	15	35	
2F	3,750	1,000	45%	65	110	25	15	5 & 10 <sup>2</sup>	20	15	35	
MF-1	3,630	See §155.055 (F)	40%	100	120	25	25 <sup>3</sup>	20 <sup>3</sup>	25	25	35 <sup>4</sup>	
MF-2	2,420	See §155.055 (F)	40%	100	120	25	25 <sup>3</sup>	20 <sup>3</sup>	25	25	35 <sup>4</sup>	
SF-5AC/24	5 acres	2,400	15%	200	200	45	35	20	45	20	35	See §155.056
SF-8.4/16	8,400	1,600	45%	70	110	25	15	5/7.5 <sup>5</sup>	20	15	35	
SF-7.5/16	7,500	1,600	45%	65	110	25	15	5 & 10 <sup>2,7</sup>	20	15	35	
SF-7.5/12	7,500	1,200	45%	65	110	25	15	5/7.5 <sup>5</sup>	20	15	35	
SF-6/12	6,000	1,200	45%	60	100	25	15	0/10 <sup>5</sup>	20	15	35	

### Footnotes:

1. Refer to § 155.095(C) for minimum rear or side yard requirement on residential lots abutting property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification.

2. Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.

3. Notwithstanding the above, townhomes, apartments and multi-family dwellings in MF- 1 and MF-2 Districts, when located adjacent to other residential districts that do not permit multi-family dwellings, shall setback from the property line along such other residential districts four (4) feet for every one (1) foot of building height. See additional landscaping requirements in §155.092 that may affect the building setback.

4. Multi-family dwelling units in MF-1 and MF-2 Districts shall not be higher than 35' or two stories, whichever is less.

5. For single-family detached dwellings located in SF-8.4/16, SF-7.5/12 and SF-6/12 Districts, the minimum interior side yard shall be five (5) feet for one-story units and seven and a half (7.5) feet for units with more than one-story. Zero-lot-line dwellings in SF-6/12 District shall comply with the provisions in §155.055(C).

6. The area and height regulations for the PR District shall be the same as those provided for the SF-12/22 District.

7. Developments in the SF-7.5/18 District approved prior to September 14, 2015, and developments in the SF-7.5/16 District

### § 155.033 PR, PRE-DEVELOPMENT DISTRICT REGULATIONS.

(A) *General purpose and description.* To identify areas that will ultimately be developed for residential, commercial or industrial purposes. This zoning classification does not infer any specific indication of future land uses other than its projection for some form of residential, commercial or industrial development. The actual zoning classification for properties in these areas will be converted to a residential, commercial or industrial zoning district classification at the initiation of the development process by a properly filed zoning change request to be evaluated in conformance with the city's zoning ordinance. The zoning classification selected will be determined based upon normal zoning change review criteria to include the city's then current land use plan, thoroughfare plan, and the developer's projected uses.

(B) *Permitted uses.* Uses permitted in the PR District shall be the same as those permitted in the SF-12/22 District.

(C) *Area and height regulations.* Area and height regulations in the PR District shall be the same as those provided for the SF-12/22 District.

(Ord. 671, passed 4-15-86)

## Section 155.012, Definitions

**LOT LINE, FRONT.** In the case of an interior lot, a line separating the lot from the street or place; and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specifies another line as the front lot line.

**LOT LINE, REAR.** That lot line which is opposite to and most distant from the front lot line of the lot; in the case of a triangular, pentagon or polygon shaped lot, a line 20 feet in length, entirely within the lot, most parallel to and at the maximum possible distance from the front lot line shall be considered to be the rear lot line.

**LOT LINE, SIDE.** Any lot line not a front lot line or rear lot line. Where a lot has only three lot lines, those lot lines which do not front upon a street shall be deemed side lot lines.

**LOT OF RECORD.** A lot which is part of a subdivision plat which has been recorded in the office of the County Clerk of Tarrant County or Johnson County or Ellis County.

**LOT WIDTH.** The length of a line, drawn perpendicular to the lot depth line at its point of intersection with the front setback line, connecting the side lot lines; however, in zoning districts requiring less than a 25 foot front setback, lot width shall be measured as if said front setback were 25 feet.

**MAINTENANCE AND REPAIR SERVICES FOR BUILDINGS.** An establishment and related open storage yard for supplies and operational equipment for building maintenance, but not constituting a junk, wrecking or salvage yard.

**MANUFACTURED HOME, HUD-CODE.** A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

**MANUFACTURED HOME RENTAL COMMUNITIES.** A plot or tract of land which is separated into two or more spaces or lots which are rented or leased or offered for rent or lease to persons for the installation of manufactured homes for use and occupancy as residences; provided that the lease or rental agreement is for a term of less than 60 months and contains no purchase option.

**MANUFACTURED HOME SUBDIVISION.** A unified development of mobile home sites on lots platted for such purposes, which lots may be sold to the owners of a mobile home situated thereon, meeting all of requirements of applicable zoning and subdivision ordinances and designed to accommodate mobile homes on a permanent basis.

**MASONRY CONSTRUCTION MATERIALS.** Masonry construction materials include brick; natural or manufactured stone; structural clay tile; indented, hammered or split-face concrete masonry unit or combination of these materials that are laid up unit by unit and set in mortar and that are at least two inches thick.

**MASONRY-LIKE CONSTRUCTION MATERIALS.** Masonry-like construction materials include fiber reinforced cement exterior siding, stucco, Exterior Insulated Finish Systems (E.I.F.S.), or similar exterior cladding; and concrete tilt wall, pour-in-place concrete wall and pre-cast wall that are at least two inches thick and that are profiled, sculptured, fluted, exposed-aggregated or have other non-smooth architectural concrete finish.

**MEDICAL WASTE PRODUCT FACILITY.** An establishment that receives, processes, treats, transfers, collects or stores medical waste products.

**MEMBERSHIP SPORT OR RECREATIONAL CLUB.** A private recreational club with restricted membership, usually of less area than a country club, which may include a club house, a swimming pool, tennis courts, or similar recreational facilities none of which are available to the general public.

**MINI-WAREHOUSE.** A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. No outside storage, sales, service, or repair activities other than the rental of dead storage units are permitted on the premises.

**MOBILE HOME.** A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

**MANUFACTURED HOME LOT OR PAD.** A plot of ground within a manufactured home rental community or subdivision designed for the accommodation of one manufactured home, with an area of not less than 4,500 square feet and meeting all setbacks contained herein.

**MODEL HOME.** A single-family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

**MOTOR/RAILROAD FREIGHT TERMINAL.** A building or area in which freight brought by motor truck or railroad car is assembled and is stored for interstate and/or intrastate shipment by motor truck or railroad car. A motor freight terminal is a truck terminal.

**MULTI-TENANT OFFICE OR RETAIL STRIP BUILDING.** A building with two or more office or retail tenants in a single structure on the same lot with each tenant having its own separate entrance on the building's exterior.

**NONCONFORMING BUILDING, LAWFUL.** A building, structure, or portion thereof which does not conform to the regulations of this chapter and which lawfully existed at the time the regulations with which it does not conform became effective.