

Appendix W

RESIDENTIAL DEVELOPMENT STANDARDS

LAST UPDATE: MARCH 20, 2018

CASE NUMBER: TA180201

ORDINANCE NO. xxxxx-2018

DRAFT
Not For Publication

APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

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SECTION 1 - PURPOSE

The City recognizes the crucial importance of residential development that is built to a high and lasting quality and that such residential development contributes value and quality of life to the citizens of Grand Prairie and its economy. The requirements and regulations contained herein are provided for the purpose of regulating all residential development within the City of Grand Prairie to a reasonable and consistent standard.

Residential development located in the City of Grand Prairie must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification, and adhere to the design standards specified in this appendix.

I. APPLICABILITY AND SITE PLAN REVIEW

A. Applicability.

These Residential Development Standards shall apply to the construction of new single-family detached, single-family attached, single-family townhouse, and multi-family development both as a primary use on a property and as a component of a mixed-use development. Where there is a conflict between the relevant standards specified in the Unified Development Code and these Residential Development Standards, the most restrictive standard shall apply.

B. Classification of Development Standards

1. New detached single-family development consisting of, or intended for, five (5) or more residential lots shall conform to the requirements specified in **Section 2** of this appendix.
2. Detached single-family development consisting of four (4) or fewer lots, or redevelopment of five (5) or more existing single-family residential lots filed of record prior to the adoption of this ordinance, shall conform to the underlying zoning district regulations and the regulations contained within the Unified Development Code.
3. New single-family attached development consisting of, or intended for, four (4) or more residential lots shall conform to the requirements specified in **Section 2** of this appendix.
4. New townhome development, or Multi-family development shall conform to **Section 3**.
5. When Single Family-Attached or Single Family-Townhouse development 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.
6. Single-Family Attached or Townhome development consisting of fewer than four (4) lots or units, or redevelopment of four (4) or more existing Single-family attached or townhome lots filed of record prior to the adoption of this ordinance or units granted a certificate of occupancy prior to the adoption of this ordinance, shall conform to the underlying zoning district regulations and the regulations contained within the Unified Development Code.

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7. **Section 4 – “District Wide Requirements”** shall apply to all development and building types including the following:
- a. **Places of Group Assembly**
 - b. **Institutional or Educational uses**
 - c. **Communal structures pertaining to single-family or multi-family developments, including club houses, pool houses, recreation centers, entry gates, monuments, landscaping features, walls, or fences owned, operated, or maintained by a Homeowner’s Association, Public Improvement District, or management association.**
 - d. **Parking Structures – Single-Family Attached, Townhomes, or Multi-Family**
 - e. **Accessory Structures on private lots.**
 - f. **Ground Mounted Utilities, Piping and Related Apparatus**
 - i. Exposed ground mounted utility structures, piping and related apparatus that exceed twenty-four inches (24”) in height, other than regional and interstate transmission lines and communication towers, shall be screened from public view in a manner described in **Section 4.C.2** below. This provision shall be applied to any such structure located between a building and a dedicated street thoroughfare of any classification, regardless of building setback.

C. Site Plan Approval Required

1. Public Hearing Required –

- a. All single-family attached or townhome developments of four (4) or more lots or units.
- b. All multi-family residential development.
- c. All development proposed under a. or b. above shall require approval from the Planning and Zoning Commission and the City Council.
- d. If a change of zoning is requested, procedures for approval shall conform to procedures specified in Section 1.11 of the Unified Development Code.

2. Submittal Requirements - All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. Additionally, all building elevations submitted for site plan and building permit review shall include the following information:

- a. The height and percentage tabulations for all exterior wall materials;
- b. Articulation features proposed for each wall elevation subject to articulation requirements;
- c. Top of roof deck height being indicated by a dashed line on all building elevations; and
- d. Provide a color pallet or rendering of the building elevations subject to articulation

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requirements.

- e. List of proposed amenities, common features, and unit features along with written certification that such will meet the amenity and feature requirements contained herein.
 - f. Color landscaping plan identifying open space areas, new plantings by species and estimated size at maturity, and reservation of existing natural areas, flood hazard areas, and existing native trees to remain on the site.
3. **Incomplete Submittals** - The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

SECTION 2 - STANDARDS FOR SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT

I. SINGLE-FAMILY RESIDENTIAL SUBDIVISION DESIGN GUIDELINES

- A. Residential streets shall be curvilinear in design or contain round-a-bouts, median diverters, chicanes, or other similar traffic calming measures to discourage speeding.
 - 1. Gridded street patterns may be used in those instances where other traditional design and historic architectural elements are incorporated into a Traditional Neighborhood Development (TND) plan as defined in **Section II. C.**
 - 2. No section of street shall run a straight course over a length exceeding 500 feet without deflecting a minimum of 15 degrees, curving, narrowing, or otherwise deviating from a straight course.
- B. Developments over 30 units shall have at least two points of access. Where it is determined to be necessary by the Development Review Committee, streets should be extended to the common property line with adjacent undeveloped tracts to allow connectivity as adjacent residential tracts develop.
- C. Street and Right of way widths and design shall conform with the requirements specified in Article 23 of the Unified Development Code.
- D. Development shall include landscaping and open spaces that are planned and coordinated throughout the development. Such area(s) shall be dedicated as a "Landscape Maintenance Easement" to a mandatory Homeowner's Association and/or a Public Improvement District ("PID") as defined in **Section II. F. 2.**
- E. All utilities shall be placed below ground, except for existing major high voltage transmission lines.
- F. For the purpose of providing neighborhood identity, developments that are designed to contain over 100 lots at ultimate buildout should be divided into specific and individual village centers. These villages shall have a distinctive center and edge boundary with said boundary being generally no more than a 5-minute walk from the center. The center shall have a distinct

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character created by the development of usable and accessible open space and park facilities, or by the development of an amenity center containing neighborhood scaled retail and recreational facilities, or by the preservation of the scenic qualities of a particular area within the village that is made accessible to the residents as an amenity.

II. ARCHITECTURAL, DIMENSIONAL AND DENSITY GUIDELINES

- A. The development shall provide a variety of single family detached housing and lot sizes according to the following standards:
1. Minimum lot size:
 - a. A lot size between 7,800 and 8,999 square feet shall be required for a minimum of seventy percent (70%) of total platted lots within the Development.
 - i. A maximum thirty percent (30%) of the above lot size requirement (or 24% of total platted lots) may be reduced to 5,000 square feet for lots developed under an approved Traditional Neighborhood Development (TND) plan that conforms to all requirements specified in **Section II. C.** and **Table "C-2"**.
 - b. A lot size of 9,000 square feet or greater shall be required for a minimum of thirty percent (30%) of total platted lots within the Development.
 2. Minimum lot width shall be 65 feet at the front building line for each structure.
 - a. This requirement may be waived under an approved Traditional Neighborhood Development (TND) plan.
 3. Lots facing a "T" type street intersection shall have a minimum width of 80 feet. *(See figures 2 and 3 below for example of a "T" type street lot.)*
 - a. This requirement may be waived under an approved Traditional Neighborhood Development (TND) plan.
 3. Maximum lot coverage shall not exceed 60% for any individual lot. Lot coverage is defined as the percentage of the total lot area of a lot occupied by the building footprint of all buildings located on the lot, including carports, patio awnings, and gazebos, but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.
 4. Corner lots shall have front yards described below and shown on Exhibit "D":
 - a. Back to back corner lots (lots with rear yards that abut each other) shall each have one front yard.
 - b. Lots described in 4.a. shall provide fencing in accordance with Section III.a.2.

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- c. A corner lot with a rear yard that abuts the front yard of another lot shall have a front yard along both street corner frontages. The remaining yards are considered side or rear yards.
5. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non-front entry (J-swing, or side swing) garages that extend past the primary front building area of the house, provided the garage portion does not consume more than 30% of the overall frontage of the house from side wall to side wall. This building setback provision shall be noted on the final plat for all phases of the Development.

[INSERT DIAGRAM]

6. Each individual building plan shall provide at least 24 feet of linear driveway between the right of way line and a building face.
7. Covered front yard porches with a minimum depth of 5-feet and a minimum width of 8-feet, built in front of and attached to the front (street facing) side of the climate controlled residential living unit closest to the street, may be constructed with a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Development.
8. No building or structure shall be constructed with less than a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Development.
9. A building setback of 20-feet is required along all rear and side lot lines that adjoin a street right-of-way greater than 50-feet in width. This building setback provision shall be noted on the final plat for all phases of the Development.
10. Minimum roof pitch shall be 6:12 for all roof structures covering one or more climate controlled living areas. Variation in roofing material shall be required in accordance with **Section II. E. 3.**
11. A minimum roof pitch of 5:12 is permitted for front yard porches and non-front entry garages including but not limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations. Variation in roofing material shall be required in accordance with **Section II. E. 3** of this Ordinance. This provision applies to both TND and non-TND units.

B. Exterior Materials

1. One hundred percent (100%) of all exterior wall surfaces of a primary structure shall be structurally designed for and constructed of masonry and/or stone. Certain architectural features may be excluded from the masonry calculation including doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8-feet wide where the base of the dormer meets the primary roof surface, and areas under covered porches no greater than one-story in height. Any proposed masonry shall meet the definition found in Article 6, Section 15.15.1 of the *Unified Development Code*. Color

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variation for brick masonry exteriors shall be required in accordance with Sections II. E. 1.

- a. All fireplace chimney flues shall be encased in 100% masonry for all chimney types and locations.

C. **Traditional Neighborhood Design (TND) Plan:** Traditional Neighborhood Development or TND is an area designated with unique development characteristics that:

- i. Is comprised of architecturally significant design themes;
- ii. Utilizes traditional masonry, stone or other high quality exterior building products, such as cementitious fiber board; and
- iii. Reflects historic architecture applicable to the region, such as Spanish Mission, Texas Prairie, Craftsman, Texas Hill Country, or other historically significant architecture found throughout Texas history, as long as it is used for the purpose of achieving a distinctive or definitive architectural style consistent with the provisions of the Ordinance. Acceptable and non-acceptable examples of this architectural style are shown in the attached Exhibit "E".

Exceptions to the lot size, lot width, building setbacks and masonry requirements may be permitted for lots developed under a TND plan with residences styled with a historic architectural theme. The following provisions apply: *(See Table "C-2" for density and dimensional requirements)*

1. A masonry TND residence shall be defined as one constructed with brick or stone masonry that consumes more than sixty percent (60%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a front and/or side façade. The use of engineered wood siding shall not be permitted as a primary exterior building material for any type of TND residence but may be used for trim on up to 10% of a façade.
 - a. The construction of masonry TND residences may not exceed fifty percent (50%) of those platted lots designated for TND development.
 - b. The front street facing façade shall be constructed with an attached porch structure with a covered area containing a minimum of 90 square feet of usable space and a minimum depth of 6 feet from the nearest exterior wall plane. The width of said porch structure shall equal at least 50% of the total front façade. *(See Figure 1 below for example.)*
 - c. The front street facing building elevation shall be composed of at least three wall planes with the following characteristics:
 - i. A minimum 42-inch horizontal separation shall occur between each wall plane for residences with fiber board exteriors, or a minimum 12-inch separation for masonry exteriors. *(See Figure 1 below for example.)*
 - ii. Each wall plane shall have a minimum width of 8 feet. The wall plane with the shortest width may be located above the finished roof structure so that the base of said wall plane rests upon, and is surrounded by, the finished roof surface.

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- d. The street facing edge(s) of a porch structure may be considered a “wall plane” if it is built with the following characteristics:
 - i. The street facing edge(s) of the porch structure is enclosed with vertical wood or iron railing that has a minimum height of 36-inches. This requirement does not apply to gaps necessary for ingress and egress between the sidewalk and front door.
 - ii. The street facing edge(s) of the porch structure is supported by at least four street facing columns, in which at least the lower forty percent (40%) of said column height is clad in brick masonry or stone at a finished thickness at column of no less than 16-inches wide.
 - iii. Masonry TND residences shall be required to conform only with item i. above.
 - iv. Fiber board TND residences shall be required to conform to both items i. and ii above.
 - e. No garage doors shall be constructed within any front street facing wall plane of a residence. Permitted garage designs shall be limited to J-swing, side swing, rear alley or detached rear yard garage configurations.
 - f. Minimum roof pitch shall be 6:12.
 - g. Colors shall be limited to those customarily associated with the prevailing architectural theme. Where a difficulty is encountered in interpreting this requirement, a color board may be required with the zoning or plat submittal.
2. Minimum dimensional standards for a TND development are as follows:
- a. Minimum lot size for TND designated lots is 5,000 square feet;
 - b. Maximum lot size for TND designated lots is 10,000 square feet unless mitigating factors such as the presence of preserved trees or flood plain require a larger lot in individual cases;
 - c. Minimum lot width is 50 feet;
 - d. Minimum front yard setback is 17 feet;
 - e. Minimum side yard setback is 5 feet for interior lot lines and 15 feet for side lot lines along a street.
3. The Development Review Committee (DRC) shall serve as the design review committee in determining the validity of the historic architectural style proposed for the development. Architectural designs that are deemed not to be in conformance with the provisions of this

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Ordinance by the DRC may be appealed to the Planning and Zoning Commission. Architectural designs denied by the Planning and Zoning Commission may be appealed to the City Council for final decision. Acceptable and non-acceptable examples of this architectural style are shown in the attached Exhibit "E".

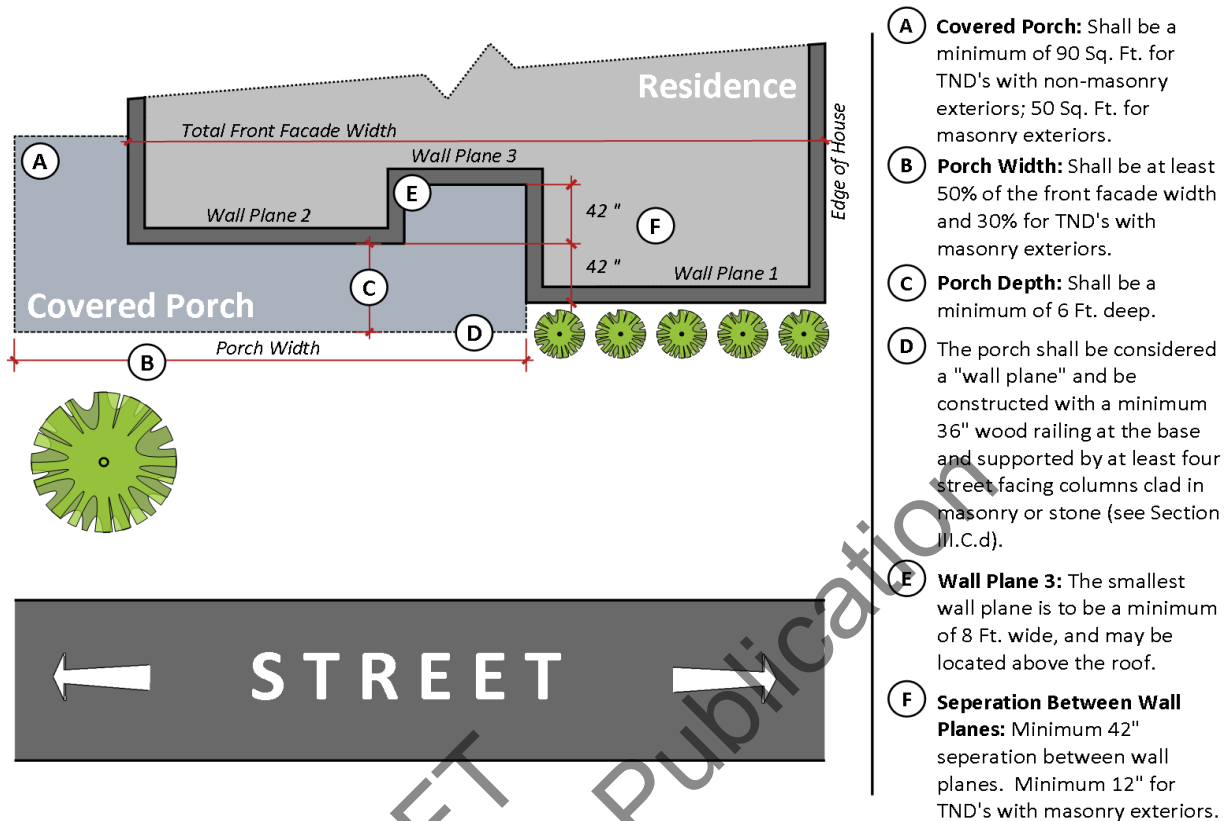


Figure 1 – Hypothetical façade plan for residences styled with a historic architectural theme.

D. Architectural Variation

1. Duplication of architectural elements and building profile between any two houses is prohibited unless sufficient separation is provided, with the following requirements being the minimum conditions for separation:
 - a. Duplication is prohibited among any group of six houses with a dedicated street running between, through or within the grouping. This requirement applies to houses which face each other across a street or wrap around the end of a cul-de-sac, or have lot lines which overlap to any extent; and
 - b. Any group of four houses located on the same side of a street which runs between intersecting streets, or an intersecting street and a cul-de-sac, eyebrow, knuckle, or street terminus; and
 - c. Any houses located on corner lots whose side yards each parallel the same intersecting street and are less than three blocks apart.
 - d. Any two or more houses which face across a street from each other and have lot lines which overlap to any extent.
 - e. Architectural elements include, but are not limited to, masonry color, siding color, roof shingle color, building elevations, including reversed or mirrored elevations, and roof profile to an extent greater than 50% of the total front façade.

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2. The use of stone, cultured stone, or stone veneer units of the same color and hue shall be permitted within the Development but shall not consume more than thirty percent (30%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a facade, that are directly facing, siding, and/or backing up to a major arterial thoroughfare, collector street, and/or local residential street.
3. One roof shingle type or style may be used throughout a development, but color must vary between houses according to guidelines in E.1. Three-tab type roof shingles are prohibited.
4. For the purpose of verifying compliance with the architectural requirements prescribed in this Section, the developer/builder shall submit proposed building elevations at time of Rezoning or Preliminary Plat submittal, whichever comes first. All houses subsequently permitted within the development shall substantially comply with the approved conceptual elevations as well zoning requirements and the requirements of this appendix.
5. **Variances** - Variances to any of the requirements of Section 3.E may be granted on a case by case basis upon submission of a variance request to the Zoning Board of Adjustments and notification of surrounding property owners in accordance with the procedures required in Section 1.11.7.3. The Board may deny the variance if written permission from the Homeowner's association is not obtained. A request which affects multiple properties may only be granted by City Council in accordance with the procedure required for a zoning change.

E. Residential garages:

1. Residential garages shall consist of side entry, J-swing, or rear accessible attached or detached garages. The width of the driveway from the street to the face of the garage door shall be no less than 24 feet.
 2. A garage with an opening parallel to or facing the street, or parallel to the front line of the house on a lot with more than one street frontage, may only be allowed if each of the following conditions exist:
 - a. That the face of the garage door or doors is set back a minimum of halfway between the front yard and the rear yard, and;
 - b. That the doors are designed in such a way that a minimum of 45 linear feet of driveway is provided between the garage door and the street right of way line.
- [INSERT DIAGRAM]**
- c. That a minimum of three garage bays are provided for all street-facing garages.
 3. Two-car wide single garage doors are not permitted for any garage doors which are visible from and face the street, but may be permitted for non-front entry garages.

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F. A mandatory Homeowner's association (HOA) and/or a public improvement district (PID), if none exists, shall be created to enforce the restrictions contained in the ordinance at the expense of the HOA and/or PID. The establishment of a PID, if none exists, shall be mandatory if the Development contains more than 174 platted lots. Documentation establishing such PID and/or HOA shall be required at time of final plat review.

1. A unifying urban design theme shall be provided for amenities and streetscape elements per the following requirements:

- a. Unified street signage with black sign borders and posts, or a design demonstrating similar unified design characteristics, are required.
- b. Decorative street lighting is required throughout the development.
- c. The area along street segments which generally runs parallel to the rear or side yards of private property within a Development or subdivision shall be placed in a common buffer lot a minimum of 10 feet in depth measured from the right of way line and shall be owned, landscaped, and maintained by the HOA or PID, as appropriate.

[INSERT DIAGRAM]

- d. The HOA or PID shall also maintain landscaping which is in the public right of way where the public right of way is contiguous with a common lot.
- e. The HOA and/or PID shall maintain masonry screening walls, retaining walls which are fully or partially within a dedicated right-of-way or which span multiple properties, street landscaping, monument signage, common irrigation and other common areas within the development.
- f. Masonry or other screening walls, landscaping features, monument signs or common irrigation which adjoin public or private streets may be placed within a common buffer lot as described in c above. Any common elements maintained by the HOA or PID which cross or encroach on a private lot shall be placed within an easement.
- g. Community buildings shall be designed to complement the residences in the community. Community buildings that are enclosed on at least three sides shall be constructed of 100% masonry with a typical residential roof pitch and at least two contrasting materials or colors and windows along each wall. All other structures shall be constructed of the same materials required for a comparable residential structure within the community and shall be maintained by the HOA.

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III. LANDSCAPING AND SCREENING GUIDELINES

A. Landscaping requirements for Single-Family Detached and Single-Family Attached development:

1. Each individual residence at the time of occupancy shall have the following minimum landscaping:
 - a. *Tree planting requirement.*
 - i. For lots containing 5,000 square feet or less: One three-inch caliper tree planted in front of each residence. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
 - ii. For lots greater than 5,000 square feet in area: One three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
 - b. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list (see Exhibit 5).
 - c. Residential lots may contain up to 40% of landscape area in groundcover.

B. Tree Credits.

Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived.

Existing Trees	Tree Credit
1 Tree, Less Than 3" in Caliper	0
1 Tree, 3.1" up to 6" in Caliper	1
1 Tree, 6.1" up to 9" in Caliper	2
1 Tree, 9.1" up to 12" in Caliper	3
1 Tree, 12.1" up to 16" in Caliper	5
1 Tree, Larger Than 16" in Caliper	8

1. The Developer/Owner shall receive credit towards the landscape tree planting requirement for utilizing existing trees based on the following:
 - a. The existing elevations within the drip line area shall not be altered except for the purpose of providing additional topsoil for new ground cover. Such alterations shall not result in an increase in elevation more than three inches.

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- b. The critical root zone of all existing trees or communities of trees to be preserved shall be protected by appropriate protective fencing during site preparation and construction by providing a protected area of non-encroachment. This protected area shall be clearly labeled on the landscape plan and included within the construction drawings submitted to the City for approval.
 - c. The protected area shall not be used for vehicles or equipment parking, or materials storage, no oil, asphalt, concrete or other potentially toxic materials shall be deposited within the protected area, no signs, wires or other attachments shall be attached to any protected tree and no protected tree shall be pruned or otherwise disfigured in a manner which may reasonably lead to the death of that tree.
 - d. A minimum of 75% of the protected area shall be maintained as permeable landscape area at existing grades prior to site development. This area shall be maintained on a permanent basis following completion of site development. Protected trees may be located within tree wells or landscape islands around which the natural grade has been adjusted, provided that, in the opinion of the Development Review Committee, adequate aeration and drainage devices are installed into the critical root zone and that the area within the well or island is maintained as turf, landscape plantings, organic mulch or permeable pavement.
 - e. Trenching for utilities shall not be allowed within the critical root zone of existing trees that have been used to receive tree credits, and boring under such trees may be required.
 - f. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:
 - i. Where the existence of such trees pose a threat to the health and/or safety of the general public, or
 - ii. To trees that expire naturally due to no negligence of the property owner.
2. City staff may administratively approve building setback variances for the purpose of preserving existing trees.
- C. Screening fences shall be coordinated throughout the development. Screening shall consist of masonry walls, berms, landscaping, wrought iron or a combination of these elements consistent with requirements found in Article 8 of the Unified Development Ordinance and this section.

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- 1. Screening described in this section shall be placed within a common lot as required in II.F.1.c. The common lot shall have a minimum depth of 10 feet and shall be maintained by the HOA or PID.
- 2. A minimum six (6) foot high screening fence constructed of masonry with a troweled type mortar bond finish on each side is required along any thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan. Brick columns or

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pilasters shall be spaced at minimum 50 feet on center.

3. Where a residential cul-de-sac or a local street adjoins a thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan, a 6-foot high wrought iron fence shall be installed with masonry columns which maintain the spacing pattern established along the masonry sections of the subdivision screening wall. The wrought iron fence shall span from front yard to front yard between the lots which adjoin or sit nearest to the arterial road. The wrought iron fence shall be placed in a common lot a minimum of 10 feet in depth as required in II.F.1.c and shall be supplemented by a continuous hedge row with mature height of at least 36 inches.

[INSERT DIAGRAM]

4. Where arterial or collector streets intersect the street entrance to a development, the screening required along the designated arterial or collector street shall extend (or wrap) into and along the side or rear lot lines, where such conditions exist, of residential lots that parallel the local residential entry street. The extended (or wrapping) portion of the screening device shall not encroach into the required front yard setback for any residential lot. The screening device shall be placed within a 10 foot common lot as required in II.F.1.c, with such common lot extending parallel to the side lot line to the intersecting street right of way.
5. No residential lot may be situated such that the side yard of the house is parallel to and abuts an arterial or collector street right of way or the front or rear yard of the house is perpendicular to and abuts an arterial or collector street right of way which intersects the local street on which the house fronts, unless a minimum of 100 feet of separation is provided between the arterial or collector street right of way and the nearest exterior wall of the house.
6. Any common buffer lots as described in II.F.1.c shall be designated as an 'X' lot on the Final Plat. For each foot in width added to the buffer lot, the minimum depth or width of adjoining lots, depending on the side of lot which is parallel to the common lot, may be reduced up to 10 feet, provided the depth of required private yards is maintained for each lot.
7. Private fences are to be maintained by the HOA in accordance with the following:

[INSERT DIAGRAM]

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- a. Where a side or rear yard fence adjoins a dedicated right of way for a public street of local classification, or a common lot dedicated as a publically-accessible street, a 5 foot fence maintenance easement shall be shown on the plat. The fence, columns, and footings shall be placed within the fence maintenance easement and shall be maintained by the HOA.

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- b. Wrought iron fences shall be constructed a minimum of 6 feet in height with spindles that are a maximum of 3 inches on center on all portions of the fence that are 24 inches from grade or less. Portions of the fence which are higher than 24 inches from grade may be constructed of spindles that are between 3 and 6 inches on center. Masonry columns shall be placed at a minimum of 12 feet on center along the entire section of required wrought iron fence. The requirement for wrought iron fencing applies under the following conditions:
- i. Any section of fence which is installed between a house and a dedicated right of way for a public street of local classification, or a common lot dedicated as a publically-accessible street, where the fence is generally parallel to the front or side face of the house;
 - ii. Any section of fence which is installed along a dedicated right of way for a public street of local classification, or a common lot dedicated as a publically-accessible street and is generally parallel to the rear face of the house. An opaque cedar fence may be substituted in this case if it is maintained by the HOA and displays a uniform appearance with pickets that are in good repair and stained on both sides.
 - iii. Any fence constructed on a portion of a lot, whether private or commonly owned, that is adjacent to a park, trail, natural area, or designated open space, including any detention or retention pond, shall be constructed of wrought iron, unless otherwise specified by the Unified Development Code. An exception to this requirement may be made if the open space is bounded on one or more sides by a private lot and on one or more other sides by a collector or arterial street, in which case a type I masonry screening wall shall be erected along any side of the open space which is parallel to the street or streets. However, in no case shall open space be bounded on more than two sides by a masonry screening wall.
- c. No additional fencing, pickets or opaque material may be placed on or within 10 feet of the wrought iron fence. An exception may be made for hedges, vines, or native plant material as long as such material does not inhibit the ability of the HOA to maintain the fence.
- d. All other fences not described in this section shall be constructed of wrought iron or cedar with steel posts and shall be maintained by the property owner.
8. Rear yards which face the front yard of a property zoned for single-family residential development may provide a Type 3 fence as defined in Article 8 of the Unified Development Code. Such fences will otherwise be considered development or subdivision fences and meet the same ownership and maintenance requirements found in A.3 above.
- D. The residential subdivision shall have entry signage that is coordinated with the development screening wall. Any building permit issued for screening wall construction shall not be valid until screening plans have been approved by staff.

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1. One landscaped and irrigated monument entry feature is required at all street entry points along a designated collector or arterial thoroughfare. If a monument sign is utilized to identify the subdivision, it shall be lit by external illumination only.
- E. Single-family lot landscaping shall include two (2) three inch caliper trees and a total of 30 gallons of shrubs
1. Each house at the time of occupancy shall have the following minimum landscaping:
 - a. One (1) three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per homeowner/builder preference.
 - b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.
 - c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.
 - d. Residential lots shall be fully sodded in accordance with the requirements of the *Unified Development Code* with full irrigation equipped with wind, rain and freeze sensors for front and side yards.
- F. Tree preservation
1. Staff may administratively approve building setback variances for the purpose of preserving existing trees with such setback variation being noted on the Final Plat along with a tree preservation easement and language stating that the protected tree or trees may only be removed upon permission of the City of Grand Prairie.
 2. In accordance with Article 8, Section 7.5.7 of the *Unified Development Code*, if a development or subdivision preserves an average of 30 or more trees per acre, the minimum lot size within the development or subdivision may be reduced by ten (10) percent below base zoning district requirements. Use of preserved areas for this provision is subject to the following:
 - a. Area of preservation may be dedicated to the City, including land required by the City's Park Department, or to be maintained by a Homeowner's Association or Public Improvement District,
 - b. The City reserves the right to require maintenance by a Homeowner's Association, PID, trust, or other entity if acceptance of the open space dedication is not in the best interests of the City.
 - c. A tree survey is required to be approved with the Final Plat when utilizing this provision for credit.

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V. VARIANCES

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It is the intent of the City to facilitate the creation of unique and functional neighborhoods which utilize creative design and best practices.

- A. Appeals to the requirements of this Ordinance at the time of initial zoning or platting, unless otherwise specified, shall require approval by the City Council upon recommendation of the Planning and Zoning Commission. Consideration of any appeal is conditioned upon the applicant demonstrating that such appeal will fulfill the total intent of these regulations if the appeal is granted. Appeals to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that mandated by these regulations.
- B. All appeals to the density, dimensional, architectural, and land use requirements, as well as appeals to other applicable requirements of the *Unified Development Code* shall require approval by the City Council upon recommendation of the Planning and Zoning Commission.

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APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

Exhibit “C-1”

Density and Dimensional Table

Maximum Unit Density per Developable Acres (1)	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Min Yard Setbacks in Feet							Max. Height (Feet)	Max. Lot Cov.
		Area (SF)	Width (Feet)	Depth (Feet)	Front w/ front facing garage (Double door type only)	Front w/ non- front facing garage	For Street Facing Porches	Internal Rear	Internal Side	Side on Street w/ equal or less than a 50-foot right- of-way	Side and Rear on Street greater than 50-foot right- of-way		
5.5	1,800 SF for min. 20% of units. 2,000 SF for min. 80% of units.	7,800 SF for min. 70% of units. 9,000 SF for min. 30% of units.	65 80 for “T” lots	120	25 to front wall plane; Garage doors to be 2’ behind front wall plane w/ 12” offset between doors.	17	17	15	6	15	20	35 (To top plate)	60%

- (1) Developable acreage is based on the total platted property less the area used or dedicated for drainage or open space.

Exhibit “C-2”

TND plan

Density and Dimensional Table

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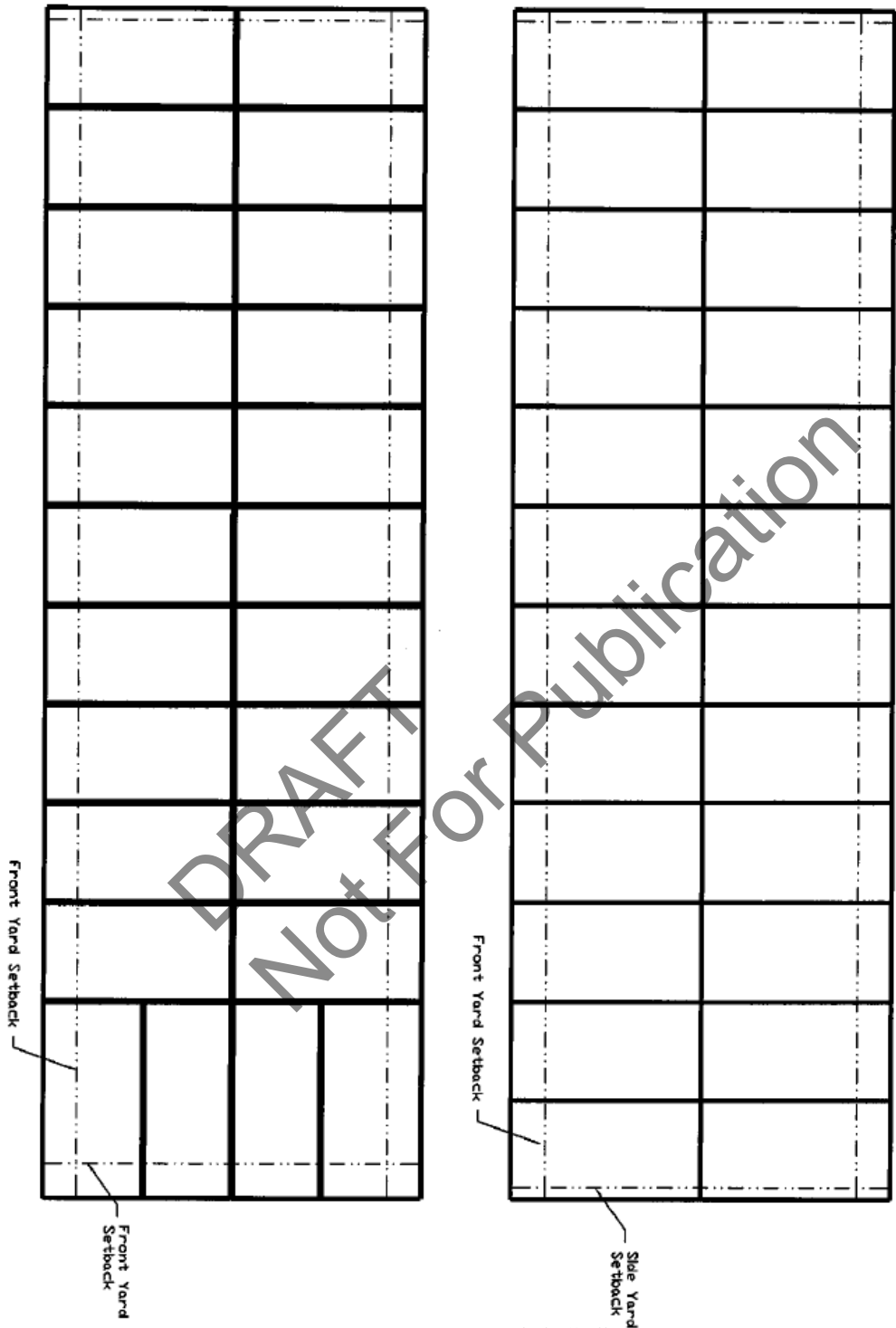
(1) An 18 foot garage door set back is required for rear alley served garages.

Maximum Unit Density per Developable Acres (1)	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Min Yard Setbacks in Feet							Max. Height (Feet)	Max. Lot Cov.
		Area (SF)	Width (Feet)	Depth (Feet)	Front w/ front facing garage (Double door type only)	Front w/ non- front facing garage	For Street Facing Porches	Intern al Rear	Intern al Side	Side on Street w/ equal or less than a 50-foot right- of-way	Side and Rear on Street greater than 50-foot right- of-way		
7.0	1,800 SF for min. 20% of units. 2,000 SF for min. 80% of units.	7,799 to 5,000 for max 24% of units.	50	100	No front facing garage doors permitted for any TND unit.	17	17	With no alley 10 With alley 3 (1)	5	15	20	35 (To top plate)	60%

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Exhibit “D”

Front and Side Yard
Setback Configurations



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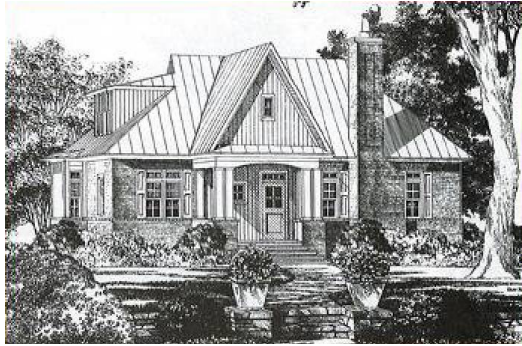
Exhibit “E”
 (“YES” facades)

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Examples of facades that substantially conform to TND requirements.

YES

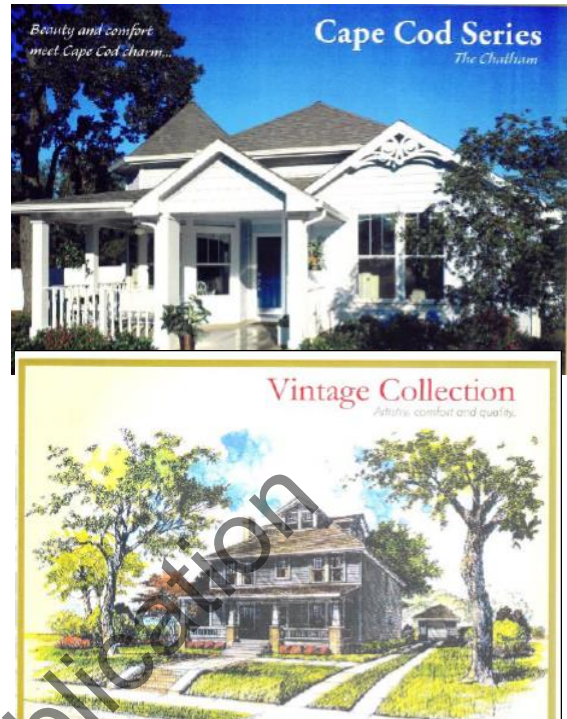
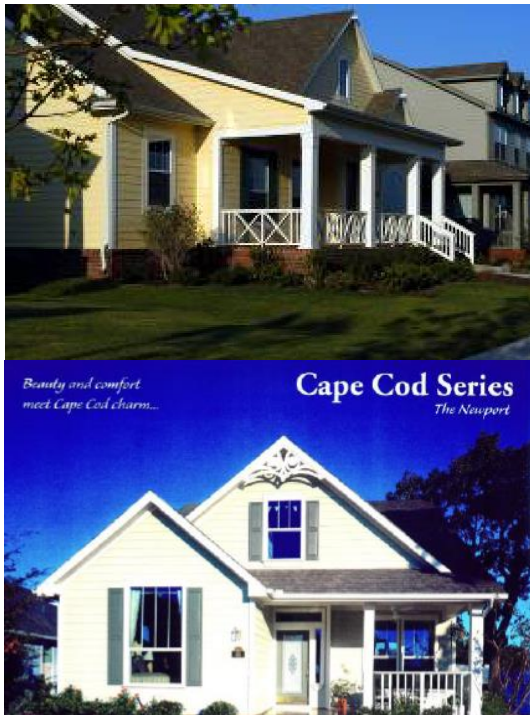
Masonry TND example



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YES

Cementitious fiber board TND example



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("NO" facades)

Examples of facades that do not conform to TND requirements.

NO

For either masonry or cementitious fiber board TND example



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SECTION 3 - STANDARDS FOR TOWNHOUSE AND MULTI-FAMILY DEVELOPMENT

I. EXTERIOR DESIGN REQUIREMENTS

- A. Principal Masonry Requirement - The exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following principal masonry materials indicated below.
1. Brick, stone, cast stone, cultured stone, rock, exterior portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, and fiber cement siding (as defined in the most recently adopted Building Code and approved by the Building Official).
 2. The use of a single texture, color, or material from the above list may comprise up to sixty percent (60%) of a building face between terminating corners. The remainder must consist of at least one contrasting color, texture, and material.
 3. Up to twenty percent (20%) of each individual building face may utilize a material not listed in I.A.1 if it can be demonstrated that the material is superior to or equal in quality to the required materials, will not cause glare, suffer from excessive or higher than normal rates of deterioration or damage over time, and will not adversely impact surrounding development.
 4. The developer/builder shall be allowed, but not required, to use Exterior Insulating Finishing System (EIFS) for roof parapet cornice molding, ornamental roundels or similar decorative elements only. The use of EIFS shall not exceed five percent (5%) of any exterior wall of the building, and may not be utilized on any portion of a wall that is less than eight feet (8') in height from finished grade elevation of said wall. EIFS does not qualify for the 20% exception listed in I.A.3 above.
 5. Up to twenty percent (20%) of each building face may utilize non-neutral colors. The remainder of the building face shall utilize neutral colors, including earth tones.
 6. No building face may be constructed both with alternate materials under A.3 above and non-neutral colors under A.5 above unless the total combined area of building façade materials utilizing these techniques is thirty percent (30%) or less of the building face.
 7. In any development which includes multi-family residential or mixed use, every building with residential use shall display the same level of architecture, materials, and detailing on all sides of the building. Architectural techniques, such as varied setbacks of windows and balconies, and changes in material, color and texture, shall be used to articulate facades and sidewall elevations. An exception to this requirement may be made in cases where a building face fronts onto a protected area or designated flood plain on the same property.
 8. Hipped or gabled roofs may employ standing seam metal in a non-metallic matte finish.
 9. If a flat roof is utilized for the primary roof surface, the design must employ horizontal and vertical offsets of 2 feet or greater from the primary cornice elevation over a minimum of 30% of the linear footage of each building side.

APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

- I. Corner treatments are required for flat roofs at all building corners and must contain a minimum of one sloped or non-horizontal element or a horizontal cornice projection of 8 inches or greater.
- II. The corner treatment or area of projection shall extend from each corner a minimum of 15% of the total distance between the terminating corners of each building side.

II. AMENITY AND DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

- A. Multi-family units which face a dedicated street shall provide a Type II perimeter screening fence a minimum of 4 feet in height. If parking is situated between buildings and a dedicated street, a Type II fence a minimum of 6 feet in height and continuous vegetative screening a minimum of 36 inches in height shall be installed between the parking and the right of way.
 1. An exception may be approved in cases where multi-family units on the ground floor are designed to face a dedicated street. If no screening fence is provided between street-facing units and the street, dedicated parking must be provided between the travel lanes of the street and all street-facing units at a rate of one space per each two ground floor units which are parallel to the street.
 2. Spaces approved under above provision may be designated as guest parking but shall not be provided in lieu of required parking or required garages except in the CA district.
- B. Multi-family developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a minimum of one secondary access point which is designated for emergency access only. A turnaround must be provided prior to the gate. All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.
- C. A main entrance feature, which is consistent with the basic architectural theme of the development, shall be provided at all entrances, excluding those designated as emergency access only. The entrance feature should, at a minimum, consist of a combination of landscaping, aesthetic features such as rocks, sculptures and water, and street pavers. Alternative designs may be considered if they are superior to or equal in quality and design detail to the features required.
- D. Community mail box kiosks shall be architecturally integrated with the multi-family development and be equipped with internal lighting.
- E. Privacy features between buildings shall include the following:
 - I. Windows, balconies or similar openings above the first story shall be oriented so as not to have a direct line-of-sight into adjacent units within the project.
 - II. Units above the first story shall be designed so that they do not look directly onto private patios or backyards of any adjoining attached or detached residential property.

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- F. New multi-family development shall employ design and amenities that are of high-quality and of benefit to all residents by providing features from at least two of the following three categories:
1. Environmentally-friendly building materials, construction techniques, or other features including but not limited to the following:
 - a. Tier I (developer must pick at least one or provide equivalent feature):
 - i. "Smart" technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage;
 - ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand;
 - iii. Coordinated landscaping plan which makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements;
 - iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already protected or inherently unsuitable for develop;
 - v. Permeable pavement for 10% or more of total paving;
 - vi. Electric car charging station;
 - vii. High efficiency windows on residential and common buildings.
 - b. Tier II (pick at least two or equivalent):
 - i. Integration of commercial/retail/office space or live-work units;
 - ii. Permeable pavement for 5% or more of total paving;
 - iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments;
 - iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project;
 - v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already protected or inherently unsuitable for development, such as floodplain);
 - vi. Qualified recycling program available to every resident;
 - vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.
 - c. Tier III (pick at least three or equivalent):

APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

- i. Additional insulation, except that walls adjacent to limited-access highways shall in any case require 20% more insulation than other walls;
 - ii. LED or low-wattage lighting;
 - iii. Bicycle parking;
 - iv. Use of additional native plantings totaling 10% or more of minimum landscape requirements;
 - v. Stormwater or grey water reclamation for on-site reuse in accordance with section 8.4.1.11;
 - vi. Solar-ready building design;
 - vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.
 - d. Use of two or more Tier I items or all Tier II items will be deemed to have satisfied Tier III requirements. Use of all Tier II and III items will be deemed to have satisfied Tier I requirements.
2. High-quality features or designs including but not limited to the following:
- a. Tier I (pick at least two or equivalent):
 - i. Granite countertops or similar in kitchens and bathrooms,
 - ii. Upgraded flooring throughout, including masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting,
 - iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms.
 - iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings.
 - v. Upgraded cabinetry.
 - b. Tier II (pick at least three or equivalent):
 - i. Arched forms separating rooms and living spaces,
 - ii. Upgraded light fixtures including recessed lighting or indirect lighting,
 - iii. Walk-in closets,
 - iv. Jetted bathtubs,
 - v. Upgraded bathroom and kitchen hardware, including faucets and sinks;
 - vi. Full-size stainless steel major appliances (oven, range, refrigerator, dishwasher, microwave oven).
3. Technology (pick at least two or equivalent):
- a. Integrated USB ports within all units,
 - b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics,

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- c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues,
 - d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.
- G. Landscaping requirements for Multi-Family Developments shall be 15% of the total square footage of the development site.
- 1. All new trees required to meet the landscaping requirement shall be a minimum three-inch caliper measured at a height of 6 inches above the ground. If a trunk tree splits into multiple trunks below the 6-inch level, then the multiple trunk trees are measured:
 - a. Measure largest trunk circumference;
 - b. Remaining trunks, measure circumference divided by two;Sum of (1) and (2) for the total circumference, divide total by 3.14 for caliper.
 - 2. For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three inch caliper or larger is required. Trees shall be located on the site in the following sequence:
 - a. Street trees shall be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collectors and arterials (the Director of Planning or his designee can permit the clustering of street trees);
 - b. Parking lot trees shall be located in the parking area (one tree for each 20 parking spaces);
 - c. The remaining required trees may be located throughout the site. Street trees and parking lot trees are included in the total tree requirements and are not in addition to that requirement.

Trees may NOT be planted beneath utility lines.
 - 3. Up to 50% of the required number of parking lot trees may be replaced by five-gallon shrubs at the rate of one-tree equals ten (10) shrubs. Shrubs cannot be substituted for street trees.
 - 4. Existing trees of three-inch caliper (measured at a height of 4.6 feet above the ground) or larger may be substituted for required landscaping trees of equal size. (see Exhibit 6 for planting detail).

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III. OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

- A. Required minimum parking for multi-family development shall be two (2) parking spaces for each unit containing 2 or more bedrooms and one and a quarter (1 ¼) parking spaces for each unit containing one bedroom or an efficiency unit.
- B. Garage Parking shall be provided for no less than thirty percent (30%) of the minimum required parking spaces calculated for the total multi-family development.
 - 1. Multi-Family garage units shall be designed with a minimum parking space measuring 12x20 feet in size.
 - 2. Multi-level structured parking may be substituted for individual garage parking, provided structured parking accounts for 50% or more of the overall parking required for a multi-family or mixed use development, and the parking is integrated into the design of a multi-family or mixed use building so that at least three sides of the parking structure are wrapped or otherwise hidden from view by the exterior of one or more buildings.
- C. Tandem parking behind a garage may be included in the parking calculation for multi-family, single-family attached, or townhouse developments only when a minimum of twenty (20) feet of pavement is provided between the face of the garage door and the boundary of a public right of way, fire lane, or dedicated access drive. Garage units shall be used only for the parking of motor vehicles with no more than two wheel axles which are used as the primary mode of street transportation by the occupant.
- D. In addition to the garage parking required in Section 10.7.4.A above, covered parking spaces shall also be provided for no less than twenty percent 20% of the minimum required parking spaces calculated for the total multi-family development.
 - 1. For example, for a multi-family development requiring a total number of 100 parking spaces, twenty (20) of those total spaces (20% of 100) are required to be covered as required by Section 10.7.4.C.2 below. If structured parking is provided in accordance with A.4 above, the requirement for covered parking may be reduced to 10% of overall parking requirements.
 - 2. Covered parking structures shall have roof support posts enclosed on all sides by a masonry material which is similar to the primary masonry material used on the residential buildings within the development. Each structure shall be equipped with internal lighting. The design of the posts and the lighting should promote visibility within and through the parking structure. The roof structure for covered parking spaces shall be constructed of a similar roofing material and design used for the main residential building, including similar maximum pitch and similar cornice treatments.
 - 3. Such covered parking will be classified as an accessory structure and shall be subject to the setback requirements in Table W-D. Covered parking structures are not permitted within the required front or side yard setback abutting a designated arterial.

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4. A minimum of ten (10) percent of all required parking shall be designated as guest parking and must be clearly marked as reserved for guests and shall be in an area providing guests with unrestricted access to the guest parking spaces.
5. All uncovered surface parking areas shall be directly illuminated. No portion of an uncovered parking space shall receive less than 30% of the average illumination provided by the nearest lighting fixture.

IV. AMENITY AND DESIGN STANDARDS FOR TOWNHOUSE DEVELOPMENTS

- A. To present an attractive streetscape, developers are encouraged to design single-family attached and townhouse units such that front yards face dedicated streets.
- B. A developer may propose an alternative frontage, such as green space, if a common access road meeting the specifications for a commercial fire lane is provided along the rear or sides of each unit. This standard may be modified only if each individual unit accessed by the street is equipped at time of occupancy with an automatic sprinkler system. Any modification to the standard requires City Council approval.
- C. Any portion of a single-family attached or townhouse development where the back or side yards of individual units face a dedicated arterial or collector street shall provide a Type I perimeter screening fence a minimum of 6 feet in height. Individual units with front yards which face a dedicated street classified as an arterial shall provide a Type II fence a minimum of four (4) feet in height.
- D. A mandatory Property Owner's Association or Public Improvement District shall be responsible for the maintenance of common elements, including, but not limited to, the following:
 1. Required screening along dedicated streets;
 2. Landscaping and irrigation in common areas or rights of way;
 3. Common building exteriors and roofs, or private building exteriors or roofs if such are placed under a dedicated maintenance easement;
 4. Common yards;
 5. Front yards of individual units, whether such yards are under private or common ownership;
 6. Internal access drives, if not dedicated as public right of way;
 7. Parks and other common areas within the development area.
- E. Association documents shall be reviewed by Staff and be subject to approval by the City to insure that they conform to all requirements of this section and other applicable City ordinances and concerns. The documents shall be filed of record prior to approval of the

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final plat. This requirement may be waived for infill development of four units or fewer.

- F. Architectural Techniques, such as varied front setbacks of windows and balconies, and changes in material, color, and texture, shall be used to articulate facades and sidewall elevations. Where rear walls are visible from public street, similar techniques shall be used.
- G. If a flat roof is utilized for the primary roof surface, the design must employ the following architectural treatments:
 - 1. Horizontal and vertical offsets of 2 feet or greater shall be provided from the primary cornice elevation over a minimum of 30% of the linear footage of each building. As an alternative, each demised space may employ its own offset from adjoining units, provided the horizontal or vertical offset is no less than 5% of the adjoining unit(s).
 - 2. Corner treatments are required for flat roofs at all building corners and must contain a minimum of one sloped or non-horizontal element. The corner treatments shall extend from each corner a minimum of 10% of the total distance between the terminating corners of each building side. This requirement may be waived if unique offsets are provided for each demised unit.
 - 3. Parapets and other structures not employing a hipped or mansard roof design shall be finished on all externally-facing sides with a three dimensional cornice element.
- H. Mailboxes serving residential units shall be centrally located, be constructed in accordance with a unified design standard utilized throughout the development, and be equipped with security lighting. The mailboxes shall be placed in a common lot with a minimum of 10 feet in depth as measured from the right of way. The mailboxes and common lot shall be maintained by the Property Owner's Association.
- I. All exterior fireplace chimneys, including roof-protruding chimneys, shall be 100% incased with a masonry or stone product.
- J. All platted lots shall have access to a public street or to a private internal access drive and utility easement. Private access drives shall be dedicated as separate lots which shall be under the control of the Property Owner's Association.
- K. Three-Tab type composition roof shingles are prohibited. Other types of composition roof shingles and roof tiles are permitted. Repeat shingle color tone or shade shall not be used within four consecutive duplex residential buildings. Repeat shingle color tone or shade shall not be used on two consecutive residential cluster buildings containing three or more units each.
- L. Repeat color of brick, stone, siding or other non-accent fascia material shall not be used within four consecutive residential units.
- M. Landscaping requirements for townhouse development:

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1. Each individual residence at the time of occupancy shall have the following minimum landscaping:

- a. *Tree planting requirement.*

- i. For lots containing 5,000 square feet or less: One three-inch caliper tree planted in front of each residence. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
 - ii. For lots greater than 5,000 square feet in area: One three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
 - b. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list (see Exhibit 5).
 - c. Lots may contain up to 40% of landscape area in groundcover.

V. **OFF-STREET PARKING STANDARDS FOR TOWNHOUSE DEVELOPMENTS**

- A. Townhouse development shall provide a minimum of two (2) garage spaces for each unit with two (2) or more bedrooms. Single bedroom units may provide one (1) garage space.
 1. All garage units shall be directly accessible to the living area of the residential unit unless the location and size of detached garage units are specifically approved by City Council.
 2. Guest parking shall be required in accordance with Article 10, Parking and Loading Standards. Developments which do not dedicate public streets shall provide guest spaces in common areas with pedestrian linkages to the units they serve. **[GUEST PARKING IS REQUIRED IN ARTICLE 10]**
- B. Tandem parking behind the garage may be included in the guest parking calculation if minimum of twenty (20) feet of pavement is provided between the face of the garage door and the boundary of a public right of way, fire lane, or dedicated access drive. Garage units shall be used only for the parking of motor vehicles with no more than two wheel axles which are used as the primary mode of street transportation by the occupant.

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IV. **TREE CREDITS FOR TOWNHOUSE AND MULTI-FAMILY DEVELOPMENT**

- A. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape

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requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived.

Existing Trees	Tree Credit
1 Tree, Less Than 3" in Caliper	0
1 Tree, 3.1" up to 6" in Caliper	1
1 Tree, 6.1" up to 9" in Caliper	2
1 Tree, 9.1" up to 12" in Caliper	3
1 Tree, 12.1" up to 16" in Caliper	5
1 Tree, Larger Than 16" in Caliper	8

- B. The Developer/Owner shall receive credit towards the landscape tree planting requirement for utilizing existing trees based on the following:
1. The existing elevations within the drip line area shall not be altered except for the purpose of providing additional topsoil for new ground cover. Such alterations shall not result in an increase in elevation more than three inches.
 2. The critical root zone of all existing trees or communities of trees to be preserved shall be protected by appropriate protective fencing during site preparation and construction by providing a protected area of non-encroachment. This protected area shall be clearly labeled on the landscape plan and included within the construction drawings submitted to the City for approval.
 3. The protected area shall not be used for vehicles or equipment parking, or materials storage, no oil, asphalt, concrete or other potentially toxic materials shall be deposited within the protected area, no signs, wires or other attachments shall be attached to any protected tree and no protected tree shall be pruned or otherwise disfigured in a manner which may reasonably lead to the death of that tree.
 4. A minimum of 75% of the protected area shall be maintained as permeable landscape area at existing grades prior to site development. This area shall be maintained on a permanent basis following completion of site development. Protected trees may be located within tree wells or landscape islands around which the natural grade has been adjusted, provided that, in the opinion of the Development Review Committee, adequate aeration and drainage devices are installed into the critical root zone and that the area within the well or island is maintained as turf, landscape plantings, organic mulch or permeable pavement.
 5. Trenching for utilities shall not be allowed within the critical root zone of existing trees that have been used to receive tree credits, and boring under such trees may be required.
 6. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:

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- i. Where the existence of such trees pose a threat to the health and/or safety of the general public, or
- ii. To trees that expire naturally due to no negligence of the property owner.

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SECTION 4 – COMMON REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

I. TREE PRESERVATION INCENTIVES

1. Credit may be provided to the builder/developer for each existing tree preserved which is in excess of a 6-inch caliper width, as measured 6-inches (6") above ground. This requirement applies to those species of trees listed in Exhibit 2 of [Article 8](#), "Landscape and Screening" of the Unified Development Code.
 - a. For each tree preserved in a multi-family or townhouse development, required parking may be reduced by 6 paved parking spaces. The maximum parking reduction may not exceed 25% of the total parking requirement unless a qualified parking study is conducted demonstrating that the proposed spaces are sufficient;
 - b. The developer may receive credit under this section while also satisfying tree preservation under Section II.F.1.b.
 - c. Trees used for credit under this section may not be used for credit against required tree plantings.
2. A Tree Protection Plan shall be required at the time of building permit submittal and shall be approved by the Development Review Committee. Such plan shall include the following:
 - a. Identification of all existing trees to be preserved, including species type and size in caliper inches;
 - b. Provide note prohibiting the storage of building materials, equipment and vehicles under the drip-line of all existing trees to be preserved;
 - c. Indicate type of temporary fencing or barricade devices to be used to protect critical root zones (CRZ) of all existing trees to be preserved during the construction period. The CRZ shall be defined in accordance with [Article 8](#), "Landscaping and Screening" in the Unified Development Code;
 - d. Provide grading plan indicating both existing and new final grade elevation inside drip line of all existing trees to be preserved;
 - e. Replacement trees shall be required at a ratio (in caliper inches) of 2:1 for any tree designated for preservation on the Tree Protection Plan that is significantly damaged or destroyed during the construction period. Replacement trees shall be no less than 3-inches in caliper width as measured six inches (6") above ground.

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II. RESIDENTIAL LIGHTING STANDARDS

1. Screening of Light Fixtures

- a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
- b. Historic or antique-style pedestrian light fixtures approved by the city are excluded from this standard.

2. Decorative Pedestrian-Level Lighting

To accent entry areas and enhance pedestrian safety, decorative pedestrian level pole or façade mounted lighting fixtures shall be used at entrances to residential buildings and along major internal pedestrian routes where such routes run primarily through common areas.

III. UTILITIES

1. Local Utilities - All local electrical utilities shall be placed below ground, except for regional and interstate high voltage transmission lines.
2. Utility Access Structures - Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be effectively screened with landscaping that blends into the overall landscaping of the area.

IV. MINIMUM MASONRY CONTENT FOR STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

1. All buildings shall have the minimum percentage, as indicated in Table W-A, Table W-B, and Table W-C, of their total exterior walls constructed of masonry materials. Any building façade directly visible from a public right-of-way shall be constructed of 100% masonry unless otherwise specified.
 - A. This calculation includes the wall below the fascia board at the roof line on single-family, two-family, multi-family, or non-residential structures and excludes doors and windows.
 - B. The following building materials are considered masonry:
 - i. Stone, standard-size full-width brick, cultured stone and/or thin tile brick;
 - ii. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS except where specified);
 - iii. Fiber Cement Siding (as defined in the most recently adopted Building Code).

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- C. All fireplace chimney flues shall be encased in 100% masonry for all chimney types and locations.
2. 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.

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 more than 50 percent of the surrounding property owners within 200 feet petition against the masonry exception, in which case no exception can be granted.

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.
4. If a new single-family detached residential dwelling is located on a lot of official record prior to July 18, 2017, stucco or fiber cement siding shall be considered masonry material only if each of the following applies:
 - A. When fewer 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;
 - B. The use of these materials is not prohibited by any private covenant or deed restriction applicable to the property;
 - C. The Director of Planning and Development or designee determines that the use of stucco or fiber cement siding will not have an adverse impact on the surrounding neighborhood.
5. When an addition is proposed for an existing single-family, duplex, or multi-family residence which

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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. 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.
7. 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](#).

V. ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

1. Accessory Building and Accessory Structure
 - A. Accessory Building: 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.
 - B. 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.
2. Carports
 - A. (Definition): 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.
 - I. Front yard and side yard carports in any single-family residential zoning district in the City of Grand Prairie, may be permitted only by Special Exception.

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1. The Planning and Development Director or designee may grant a Special Exception for the purpose of constructing a front yard or side yard carport in a residential zoning district only if the carport conforms to each of the following standards:
 - a) The width of the carport shall not exceed 26 feet or 30% of the width of the house from terminating corner to terminating corner;
 - b) The total area of the carport shall not exceed 500 square feet;
 - c) The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";
 - d) The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;
 - e) The carport shall be set back 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;
 - f) The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
 - g) All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
 - h) The carport shall be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
 - i) Prior to granting a Special Exception, the Director must determine that at least one other legally permitted front yard carport is located within eight hundred (800) feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.
 - j) The carport shall 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
 - k) The carport shall not create a visual obstruction to motorists.
2. Rear yard located carports are permitted in any single-family residential zoning district in the City of Grand Prairie provided the proposed carport conforms to each of the following standards:

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- a) The width of the carport shall not exceed 26 feet or 30% of the width of the house from terminating corner to terminating corner;
 - b) The total area of the carport shall not exceed 500 square feet;
 - c) The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";
 - d) The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;
 - e) The carport shall be set back 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;
 - f) The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
 - g) All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
 - h) The carport shall be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
 - i) The carport shall 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
 - j) The carport shall not create a visual obstruction to motorists.
- C. If any of the above noted minimum carport standards are not met or if a carport request is denied by the Planning and Development Director, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to construct a carport upon finding that the applicant has a hardship particular to the individual property which cannot be remedied in any other reasonable way.
- D. Carports, regardless of zoning or site location, exclusive of perimeter boundary line setbacks of the development, are permitted by right in any mobile home park or single-family detached housing condominium development upon written approval of the development's governing body and/or Management Company.

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- E. 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.

3. 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"](#)).

- A. 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:

- i. 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.
- ii. Covered patios and porches may be attached to or contiguous with the primary structure and are not subject to the rules and regulations stipulated in Section 6.7.1.
- iii. 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.
- iv. Covered porches should not exceed the total height of the primary structure to the top of the roof.

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.](#)

- A. 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:

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- i. 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](#).
 - ii. The maximum square footage for a detached residential garage is 750 square feet as stipulated in [Section 6.6.4.D](#).
 - iii. Detached residential garages are required to meet the setbacks stipulated for the primary structure.
 - iv. All garages are required to have a city approved concrete drive and approach.
- 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.
 - A. 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.
- 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:

 - A. 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 W-A](#), [Table W-B](#), [Table W-C](#) and [Table W-D](#) of this Article.
 - B. Pergolas may be attached to or contiguous with the primary structure and shall not be subject to lot coverage limitations.

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

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6. 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.

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- 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. 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.
- D. 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.
- E. 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.
- F. Attached accessory uses or structures shall comply with the front, side and rear setbacks and height restrictions established for the primary structure.
- G. 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.
- H. 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.
- I. 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

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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.

- J. 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.

7. 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.

8. Building Construction for Accessory Structures and Buildings

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

- a. Accessory buildings that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.
- b. Accessory buildings exceeding 200 square feet must be constructed of masonry as herein defined, 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

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constructed with non-masonry materials.

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

- a. Accessory buildings that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.
- b. Accessory buildings exceeding 200 square feet must be constructed of masonry as herein defined, 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.
- c. Accessory buildings exceeding 200 square feet may be constructed of metal with a baked enamel finish when the building is setback a minimum of 30 feet from all property lines.

9. Variances and Exceptions to the Accessory Structures 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.

VI. GARAGE CONVERSION (SINGLE-FAMILY RESIDENTIAL ONLY)

- 1 The Planning and Development Director or designee may grant a Special Exception to the regulations established in this section for the purpose of allowing an attached garage to be converted into habitable living space, provided:

- A. A minimum of two (2) on-site parking spaces are provided;
- B. At least one other legally permitted garage conversion is located within 300 feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing garage conversion is located.

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2. If any of the above noted minimum garage conversion standards are not met or if a garage conversion request is denied by the Planning and Development Director, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to the regulations established in this Article for the purpose of converting a garage into habitable living space.

VII. BUILDING SEPARATION

1. 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.
2. The minimum distance from water's edge of the beam of the pool to the house shall be six (6) feet unless a letter signed and seal by an engineer is submitted stating that the location of the pool will not adversely affect the structural stability of the foundation of the house. In no case shall the pool water's edge be less than three (3) feet from the house.
 - 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 water's edge of the pool, spa, etc.

VIII. MAXIMUM BUILDING AND STRUCTURE HEIGHT

1. Subject to the remaining provisions of this Section, building height limitations in the various zoning districts shall be as indicated in [Table W-A](#), [Table W-B](#), [Table W-C](#) and [Table W-D](#).
2. 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.
3. The features listed 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 30% of the total roof area may be consumed by such features, except in the case of solar panels, which may consume up to 75% of the roof surface.
 - B. The features described above must be set back from the edge of the roof a minimum

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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. The features listed above shall not interfere with existing or proposed aviation 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.
4. 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 firefighting personnel or certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.
5. 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.

IX. MAXIMUM LOT COVERAGE

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.
2. The total lot coverage shall not exceed the maximum lot coverage established in [Table W-A](#), [Table W-B](#), [Table W-C](#) and [Table W-D](#) of this Article. The remaining area shall be considered open space and shall be open to the sky.

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Table W-A
Summary of Density and Dimensional Requirements for Single

ZONING DISTRICTS		Family Detached Residential Zoning Districts								
DESIGNATION		AGRICULTURE	SF-ESTATE	SF-ONE	SF-TWO	SF-THREE	SF-FOUR	SF-FIVE	SF-SIX	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
MINIMUM LIVING AREA (SQ. FT.) ¹		1,600	2,600	2,400	2,200	2,000	1,800	1,600	1,400	1,400
A MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5(A)	1(A)	12,000	9,600 ⁵	8,400 ⁵	7,200 ⁵	6,500 ⁵	5,000 ⁵	5,000 ⁵
	WIDTH ²	100	150	80	80	70	60 ⁵	60 ⁵	50 ⁵	50 ⁵
	DEPTH	150	150	120	120	120	110	100	100	100
MINIMUM YARD SETBACKS (FEET)	B FRONT	40	40	30	30	30	25	25	25	25
	C REAR	25	25	10	10	10	10	10	10	10
	D REAR ALLEY	10	25	10	10	10	10	10	10	10
	E REAR ARTERIAL	20	40	30	30	30	20	20	20	20
	F INTERIOR SIDE	10	12	8	6	6	6	5	5	0/10
	G SIDE ON STREET	15	15	15	15	15	15	15	15	15
	H GARAGE DOOR ³	20	25	20	20	20	20	20	20	20
	I BETWEEN BUILDINGS	6	6	6	6	6	6	6	6	6
	MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)	25	30	30	25	25	25	25	25	25
	MAXIMUM LOT COVERAGE (IN %)	15	50	50	50	50	50	50	50	40
L	MINIMUM MASONRY CONTENT (IN %) ⁴	80	80	80	80	80	80	80	80	80
MINIMUM ROOF PITCH		6:12	6:12	6:12	6:12	6:12	6:12	6:12	6:12	6:12

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.

⁵: Lots developed under Appendix W shall have a lot size and minimum width at the building line in accordance with Section 2.II.A.

Figure A.1: Elements Effecting Lot Configuration

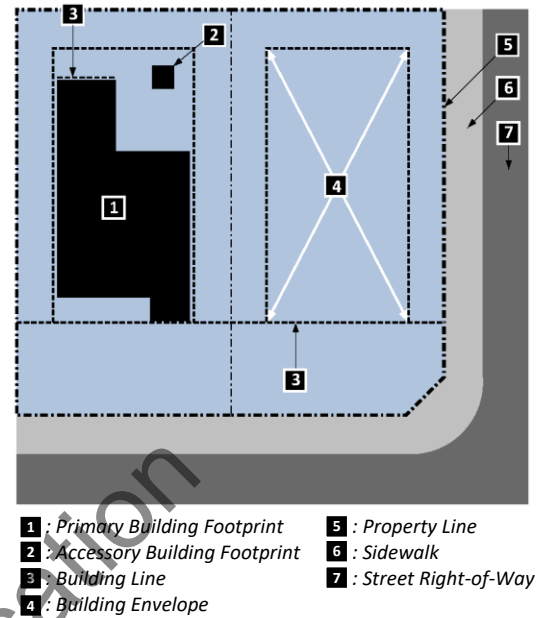


Figure A.2: Illustrated Lot Configuration

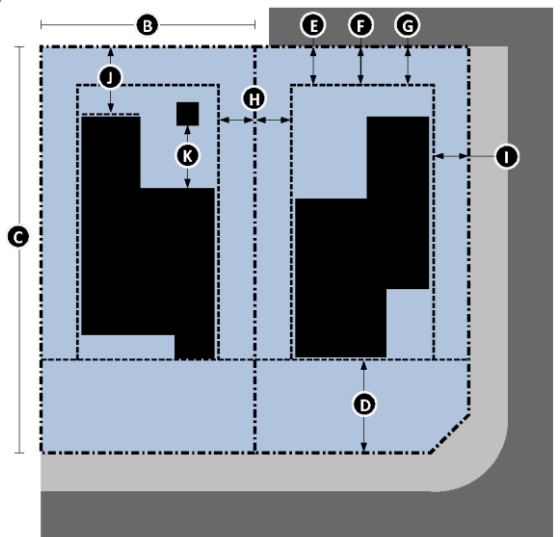
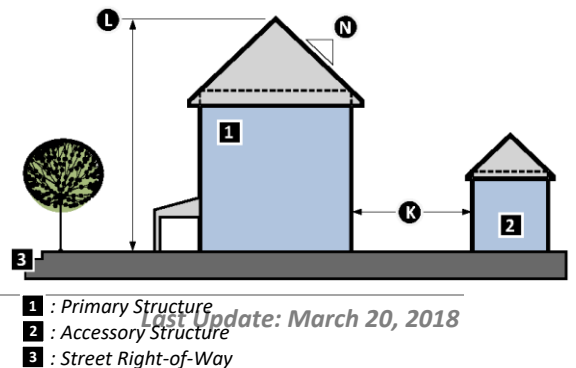


Figure A.3: Illustrated Building Placement



APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

Table W-B

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
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.)	4,000 PER UNIT	1,680 TO 3,299=30% 1,300=70% ³
	WIDTH	60 ²	21 TO 29=30% 30=70% ³
	DEPTH	100	80 TO 99=30% 100=70% ³
MINIMUM YARD SETBACKS (FEET)	FRONT	1-2 UNITS = 25 3-4 UNITS = 30	17
	REAR	10	10
	REAR ALLEY	10	10
	REAR ARTERIAL	20	20
	INTERIOR SIDE	6	5 (NOT ATTACHED) 0 (ATTACHED)
	SIDE ON STREET	15	15
	GARAGE DOOR ⁴	20	20
	BETWEEN BUILDINGS	6	0 ⁵
	MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)	25	35 (3 STORIES) ⁶
	MAXIMUM LOT COVERAGE (IN %)	50	60
	MINIMUM MASONRY CONTENT (IN %)	80	90 ^{7/8}
	MINIMUM ROOF PITCH	6:12	SEE APPENDIX W, SECTION 3.IV.G

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). Lots developed under Appendix W shall provide a minimum 65 feet of lot width for each structure proposed.

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.

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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.

Figure B.1: Illustrated Lot Configurations

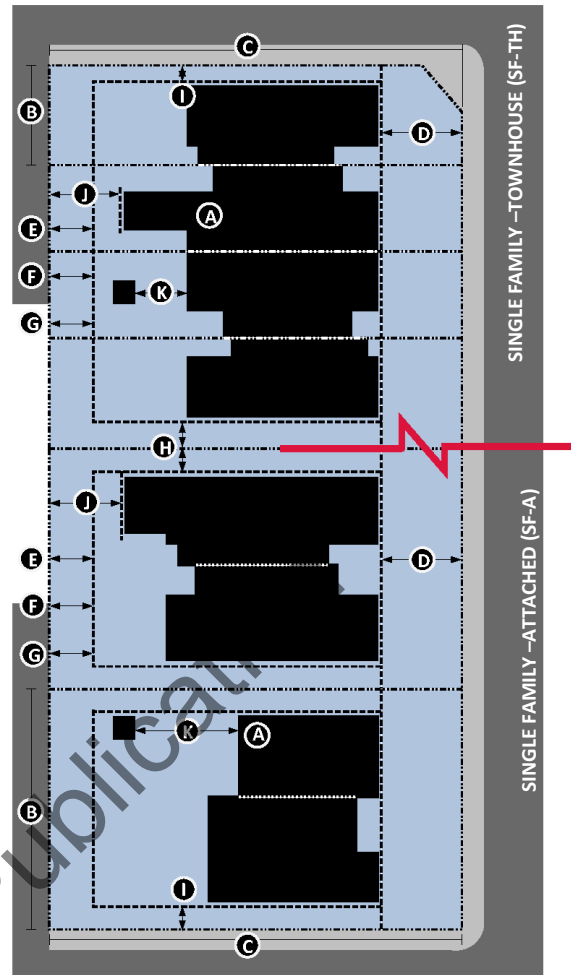
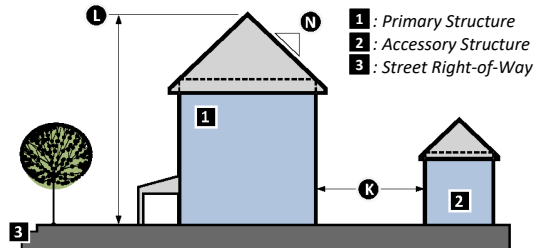


Figure B.2: Illustrated Building Placement



APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

Table W-C
Density and Dimensional Requirements

for Multi-Family Residential Zoning Districts

ZONING DISTRICTS		MULTI FAMILY- ONE	MULTI FAMILY- TWO	MULTI FAMILY- THREE	CENTRAL AREA
DESIGNATION		MF-1	MF-2	MF-3	CA
MAXIMUM DENSITY (DWELLING UNITS PER ACRE) ¹		12	18	26	35
MINIMUM LOT COVERING AREA (SQ. FT.) ²		600	600	600	450
MAXIMUM SINGLE-BED UNITS (IN %)		60	60	60	70
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	12,000	12,000	12,000	12,000
	WIDTH	100	100	100	100
	DEPTH	120	120	120	120
MINIMUM YARD SETBACKS (FEET)	FRONT	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	5
	REAR	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30
	REAR ALLEY	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	10
	INTERIOR SIDE	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	15
	SIDE ON STREET	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	5
	BETWEEN BUILDINGS ¹⁰	15	15	15	10
MAXIMUM HEIGHT		50	50	60 (50')	70
MAXIMUM COVERAGE (IN %) ¹¹		60	60	60	80
MINIMUM MASONRY CONTENT (IN %) ⁸		SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I

Summary of Additional Requirements (Appendix W, Section 3.I):

Amenities shall be provided in accordance with Section 3.II.F.

Multi-family development shall contain security gates at all entrances to the complex.

A main entrance feature shall be provided. The entrance feature shall be consistent with the basic architectural theme of the development.

Exterior design and masonry composition shall be developed according to Section 3.I.A.

A maximum of 20% material substitution is allowed

B Flat roofs shall utilize articulation and cornice treatments according to Section 3.I.A.9.

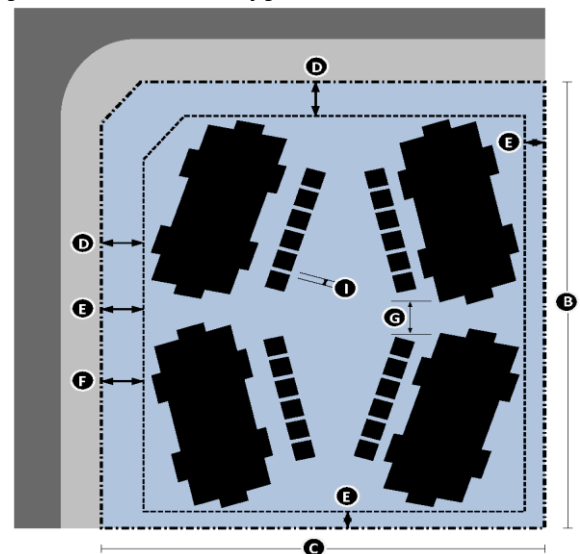
C Community mail box kiosks shall be architecturally integrated into the development and be equipped with internal lighting.

D Windows and balconies shall 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.

E For Off-Street Parking Standards for Multi Family Uses Reference Appendix W, Section 3.III.

E For Signage Requirements for Multi Family Uses Reference Article 9, Sign Standards, and Appendix G, Design Guidelines, for Signage, UDC.

Figure C.1: Illustrated Lot Configuration



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constructed of masonry and/or stone as measured below the fascia board at the
prised of a single material, color, or texture. A maximum of 20% masonry material

hed accents spaced periodically throughout the roof line that highlight specific

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Last Update: March 20, 2018

APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

Table W-D

Summary of Density and Dimensional Requirements for Residential Accessory Structures

RESIDENTIAL ACCESSORY STRUCTURES		ACCESSORY STRUCTURE (NOT IN LIST BUT EXCEEDING 6 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	500 ⁵	SEE NOTE ³	750 ⁵	450 ⁵	500
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (GREATER THAN ½ ACRE LOT)		450 ⁶	450 ⁶	500 ⁵	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
	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

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.

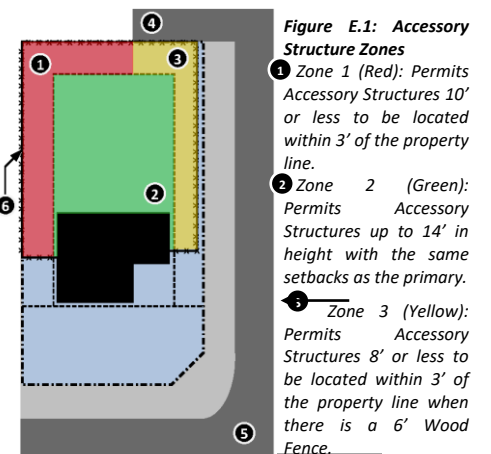
⁶: Section 6.6.4.C: The total square footage of all accessory structures shall not exceed 10% of the square footage of the total area of the residential lot.

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 [3] 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 [3] 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.



APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

FAMILY LIVING RESIDENTIAL	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	TH	2F	MF-1	MF-2	MF-3	MR	MU	CA
SF-DETACHED	NA	X	X	X	X	X	X	X	X ₁	X ₁	X ₁	X ₁						
SF-ZERO LOT LINE	NA								X							X	X	
SF-ATTACHED	NA									X	X	X	X	X	X	X	X	
SF-TOWNHOUSE	NA									X	X	X	X	X	X	X	X	
SF-MODULAR HOME	NA	X	X	X	X	X	X	X	X	X	X	X				X		
SF-MANUFACTURED (MOBILE) HOME	NA																	
2 FAMILY / DUPLEX	NA											X	X	X	X	X		
3 & 4 FAMILY	NA									X	X		X	X	X	X		
MF- APARTMENTS	NA												X	X	X	X	X	X
MIXED RETAIL & RESIDENTIAL	NA															X ₃	X ₃	X ₃
GARAGE CONVERT. (W/ REPLACEMENT)	NA	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄				X	X	
ACCESSORY BLDG / STRUCTURE	NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
HOME OCCUPATION	000130	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
B & B HOTEL	721191	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X
BOARDING HOUSE	N/A	X	X	X	X	X	X	X	X	X	X	X				X	X	
ROOMING HOUSE	721310												X	X	X	X	X	
ASSISTED LIVING FACILITY (No Personal Care)	623110	X	X	X	X	X	X	X	X	X	X	X				X	X	
REGISTERED GROUP HOME	623110	X	X	X	X	X	X	X	X	X	X	X				X	X	
TEMP. EMERGENCY SHELTER / HOME	624221					S	S	S					S	S	S			
DRUG/ALCOHOL CARE HOME *	623220	S	S	S	S	S	S	S										
PSYCH. CARE HOME	623210	S	S	S	S	S	S	S										
OTHER RESIDENTIAL CARE FACILITIES	623990	X	X	X	X	X	X	X	X	X	X	X				X	X	
ADULT DAY CARE CENTER	623990	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S
ADULT DAY CARE HOME	623990	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X
ADULT DAY HEALTH CARE CENTER	623990	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S
ADULT DAY HEALTH CARE HOME	623990	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S
CHILD DAY CARE	624410	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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