



Jurisdiction Use Allowance and Requirements Report

Jurisdiction: Lewisville - Denton - Texas

Use: Multifamily Dwellings

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Jurisdiction

Lewisville - Denton - Texas

Use

Multifamily Dwellings

Permitted Use

Multifamily One District - MF-1

Multifamily Two District - MF-2

Multifamily Three District - MF-3

Mixed-Use District - MU

Mixed-Use Ninety District - MU-90

Mixed-Use - Shopping Center District - MU-SC

Old Town Mixed-Use 1 District - OTMU1¹

Old Town Mixed-Use 2 District - OTMU2²

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Requirements for Zones: MF-1 - OTMU2

Requirement	MF-1	MF-2	MF-3	MU	MU-90	MU-SC	OTMU1	OTMU2
Aggregate Residential Accessory Building Area, Lots 18,000sq.ft. or Larger (sq. ft.)				Max: 800	Max: 800	Max: 800	Max: 800	Max: 800
Aggregate Residential Accessory Building Area, Lots from 7,501sq.ft. to Less Than 18,000sq.ft. (sq. ft.)				Max: 500	Max: 500	Max: 500	Max: 500	Max: 500
Average Lot Depth (ft.)	Min: 100	Min: 100	Min: 100					
Density (units per acre)	Max: 20	Max: 24	Max: 24					
Dwelling Unit Size when Located Over Retail/Restaurant/Similar Use (sq. ft.)								Min: 650
Dwelling Unit Size, Accessory to Retail Businesses (sq. ft.)								Min: 850
Floor Area (sq. ft.)	Min: 650	Min: 500	Min: 500					
Floor Area, Each Two-/Three-/Four-Family Dwelling Units (sq. ft.)	Min: 800	Min: 750	Min: 750					
Floor Area, Multifamily Dwellings (sq. ft.)				Min: 500	Min: 500	Min: 500	Min: 650	Min: 500
Floor Area, Single-Family Attached Dwellings (sq. ft.)				Min: 1200	Min: 1200	Min: 1200	Min: 1450	Min: 1200
Floor Area, Single-Family Detached Dwellings (sq. ft.)				Min: 1600			Min: 1700	Min: 1700
Front Setback, Detached Private Garage (ft.)							Min: 60	
Front Setback, Unenclosed Canopy, Gasoline Filling Station (ft.)								Min: 12
Front Yard (ft.)	Min: 25	Min: 25	Min: 5	Max: 25	Min: 5	Min: 25		
Front Yard, Adjacent to State/Federal Highway (ft.)					Min: 25			
Front Yard, Along Streets w/ ROW Width of 120ft. or More (ft.)			Min: 25					
Front Yard, Commercial Buildings (ft.)								Min: 0
Front Yard, Institutional Buildings (ft.)							Min: 0	Min: 0
Front Yard, Multifamily Dwellings (ft.)							Min: 0	Min: 0
Front Yard, Single Family Detached Dwellings (ft.)							Min: 0	Min: 0
Front Yard, Single-Family Attached (ft.)							Min: 0	Min: 0
Front Yard, Two-Family Dwellings (ft.)							Min: 0	Min: 0
Height (ft.)	Max: 35	Max: 45	Max: 45	Max: 80		Max: 60		
Height (stories)	Max: 2	Max: 3	Max: 3					
Height, Commercial Buildings (ft.)								Max: 75
Height, Institutional Buildings (ft.)							Max: 45	Max: 75
Height, Institutional Buildings (stories)							Max: 3.5	
Height, Multifamily Dwellings (ft.)							Max: 45	Max: 75
Height, Multifamily Dwellings (stories)							Max: 3.5	
Height, Residential Accessory Building > 120sq.ft. (ft.)				Max: 12	Max: 12	Max: 12	Max: 12	Max: 12
Height, Residential Accessory Building 120sq.ft. (ft.)				Max: 10	Max: 10	Max: 10	Max: 10	Max: 10
Height, Single Family Detached Dwellings (ft.)							Max: 35	Max: 45
Height, Single Family Detached Dwellings (stories)							Max: 2.5	Max: 3.5
Height, Single-Family Attached Dwellings (ft.)							Max: 45	Max: 75

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Requirements for Zones: MF-1 - OTMU2 (continued)

Requirement	MF-1	MF-2	MF-3	MU	MU-90	MU-SC	OTMU1	OTMU2
Height, Single-Family Attached Dwellings (stories)							Max: 3.5	
Height, Two-Family Dwellings (ft.)							Max: 35	Max: 45
Height, Two-Family Dwellings (stories)							Max: 2.5	Max: 3.5
Interior Landscape Area, Parking, 0-24,000 sq. ft. (%)	Min: 5	Min: 5	Min: 5		Min: 5	Min: 5	Min: 5	Min: 5
Interior Landscape Area, Parking, 25,000-49,999 sq. ft. (%)	Min: 8	Min: 8	Min: 8		Min: 8	Min: 8	Min: 8	Min: 8
Interior Landscape Area, Parking, 50,000 sq. ft. and Larger (%)	Min: 10	Min: 10	Min: 10		Min: 10	Min: 10	Min: 10	Min: 10
Landscape Strip, Adjacent to All Public and Private Streets (ft.)	Min: 30	Min: 30	Min: 30		Min: 30	Min: 30	Min: 30	Min: 30
Lot Area (sq. ft.)	Min: 4500	Min: 4500	Min: 4500					
Lot Area to Permit Accessory Dwelling Unit (sq. ft.)				Min: 18000	Min: 18000	Min: 18000	Min: 18000	Min: 18000
Lot Area, Multifamily Dwelling Projects (acres)							Min: 2	Min: 1
Lot Area, Nonresidential Buildings (sq. ft.)							Min: 7500	
Lot Area, Single-Family Attached (sq. ft.)				Min: 1700	Min: 1700	Min: 1700		
Lot Area, Single-Family Detached (sq. ft.)				Min: 4000			Min: 7500	
Lot Area, Two or More Dwelling Units (sq. ft.)	Min: 9000	Min: 9000	Min: 9000					
Lot Coverage (%)	Max: 40	Max: 50	Max: 50					
Lot Depth, Corner Lot (ft.)	Min: 80	Min: 80	Min: 80					
Lot Depth, Single Family Detached (ft.)				Min: 60				
Lot Depth, Single-Family Attached (ft.)				Min: 75	Min: 75	Min: 75		
Lot Width at Front Building Line (ft.)	Min: 50	Min: 50	Min: 50					
Lot Width, Single Family Detached (ft.)				Min: 25				
Lot Width, Single-Family Attached (ft.)				Min: 20	Min: 20	Min: 20		
Monopole/Lattice Tower Above 25ft. in Height Setback from Single-/Two-Family Zoned Lot (ft.)								Min: 3
Number of Dwelling Units Attached in Continuous Row/Group							Max: 9	Max: 9
Number of Residential Accessory Buildings per Lot, Lots 18,000sq.ft. or Larger				Max: 2	Max: 2	Max: 2	Max: 2	Max: 2
Number of Residential Accessory Buildings per Lot, Lots 7,500sq.ft. or Smaller				Max: 1	Max: 1	Max: 1	Max: 1	Max: 1
Number of Residential Accessory Buildings per Lot, Lots from 7,501sq.ft. to Less Than 18,000sq.ft.				Max: 2	Max: 2	Max: 2	Max: 2	Max: 2
Rear Setback, Carport in Rear Yard (ft.)							Min: 5	
Rear Setback, Detached Private Garage (ft.)							Min: 5	
Rear Setback, Residential Accessory Building > 120sq.ft. (ft.)				Min: 5	Min: 5	Min: 5	Min: 5	Min: 5
Rear Setback, Residential Accessory Building 120sq.ft. (ft.)				Min: 0	Min: 0	Min: 0	Min: 0	Min: 0
Rear Yard (ft.)	Min: 25	Min: 25	Min: 5	Max: 25	Min: 0	Min: 0		

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Requirements for Zones: MF-1 - OTMU2 (continued)

Requirement	MF-1	MF-2	MF-3	MU	MU-90	MU-SC	OTMU1	OTMU2
Rear Yard when Entrance to Garage is Provided from Alley, Multifamily Dwellings (ft.)							Min: 4	Min: 4
Rear Yard when Entrance to Garage is Provided from Alley, Single-Family Attached Dwellings (ft.)							Min: 4	Min: 4
Rear Yard when Entrance to Garage is Provided from Alley, Single-Family Detached Dwellings (ft.)								Min: 4
Rear Yard when Entrance to Garage is Provided from Alley, Two-Family Dwellings (ft.)								Min: 4
Rear Yard, Abutting Residential (ft.)						Min: 25		
Rear Yard, Adjacent to State/Federal Highway (ft.)					Min: 25			
Rear Yard, Commercial Buildings (ft.)								Min: 10
Rear Yard, Institutional Buildings (ft.)							Min: 6.5	Min: 10
Rear Yard, Multifamily Dwellings (ft.)							Min: 6.5	Min: 6.5
Rear Yard, Single Family Detached Dwellings (ft.)							Min: 20	Min: 20
Rear Yard, Single-Family Attached (ft.)								Min: 6.5
Rear Yard, Single-Family Attached Dwellings (ft.)							Min: 6.5	
Rear Yard, Two-Family Dwellings (ft.)							Min: 20	Min: 20
Residential Accessory Building > 120sq.ft. Separation from Main Building (ft.)				Min: 5	Min: 5	Min: 5	Min: 5	Min: 5
Residential Accessory Building Area, Lots 7,500sq.ft. or Smaller (sq. ft.)				Max: 250	Max: 250	Max: 250	Max: 250	Max: 250
Residential Accessory Building 120sq.ft. Separation from Main Building (ft.)				Min: 0	Min: 0	Min: 0	Min: 0	Min: 0
Setback from Church, Sale of Alcoholic Beverages, Restaurant w/ Food & Beverage Certificate (ft.)				Min: 300	Min: 300	Min: 300		Min: 300
Setback from Church, Sale of Alcoholic Beverages, Retail w/ Permit for Off-Premises Consumption (ft.)				Min: 300	Min: 300	Min: 300		Min: 300
Setback from Church, Sexually-Oriented Business (ft.)				Min: 1000	Min: 1000	Min: 1000		Min: 1000
Setback from Hospital, Sexually-Oriented Business (ft.)				Min: 1000	Min: 1000	Min: 1000		Min: 1000
Setback from Public Hospital, Sale of Alcoholic Beverages, Restaurant w/ Food & Beverage Certificate (ft.)				Min: 300	Min: 300	Min: 300		Min: 300
Setback from Public Hospital, Sale of Alcoholic Beverages, Retail w/ Permit for Off-Premises Consumption (ft.)				Min: 300	Min: 300	Min: 300		Min: 300
Setback from Public Park/Civic Facility/Day Care/Day Nursery/Kindergarten, Sexually-Oriented Business (ft.)				Min: 1000	Min: 1000	Min: 1000		Min: 1000
Setback from Public/Private School, Sale of Alcoholic Beverages, Restaurant w/ Food & Beverage Certificate (ft.)				Min: 300	Min: 300	Min: 300		Min: 300
Setback from Public/Private School, Sale of Alcoholic Beverages, Retail w/ Permit for Off-Premises Consumption (ft.)				Min: 300	Min: 300	Min: 300		Min: 300
Setback from Residential, Sexually-Oriented Business (ft.)				Min: 1000	Min: 1000	Min: 1000		Min: 1000
Setback from School, Sexually-Oriented Business (ft.)				Min: 1000	Min: 1000	Min: 1000		Min: 1000

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Requirements for Zones: MF-1 - OTMU2 (continued)

Requirement	MF-1	MF-2	MF-3	MU	MU-90	MU-SC	OTMU1	OTMU2
Sexually-Oriented Business Separation (ft.)				Min: 1000	Min: 1000	Min: 1000		Min: 1000
Side Setback, Detached Private Garage (ft.)							Min: 5	
Side Setback, Residential Accessory Building > 120sq.ft. (ft.)				Min: 5	Min: 5	Min: 5	Min: 5	Min: 5
Side Setback, Residential Accessory Building 120sq.ft. (ft.)				Min: 0	Min: 0	Min: 0	Min: 0	Min: 0
Side Yard (ft.)	Min: 25	Min: 25	Min: 5	Max: 25	Min: 0	Min: 0		
Side Yard Adjacent to Side Street (ft.)					Min: 5	Min: 15		
Side Yard, Adjacent to State/Federal Highway (ft.)					Min: 25			
Side Yard, Commercial Buildings (ft.)								Min: 0
Side Yard, Institutional Buildings (ft.)							Min: 5	Min: 0
Side Yard, Multifamily Dwellings (ft.)							Min: 5	Min: 5
Side Yard, Single Family Detached Dwellings (ft.)							Min: 5	Min: 5
Side Yard, Single-Family Attached (ft.)								Min: 5
Side Yard, Single-Family Attached Dwellings (ft.)							Min: 5	
Side Yard, Two-Family Dwellings (ft.)							Min: 5	Min: 5

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Notes

1. Sec. 17-22.6.1 (a) (4) :: Multifamily dwellings. Projects shall be a minimum of two acres in area on a single platted lot. A minimum of 20 units must be built in the first phase of construction.
2. Sec. 17-22.7 (a) (4) :: Multifamily dwellings. Projects shall be a minimum of one acre in land area. More than one lot may be utilized to meet the one-acre requirement as long as the lots are contiguous or directly across street rights-of-way. A minimum of 20 units must be built in the first phase of construction.