



ZONING-INFO

901 Oak Dr
Flower Mound, TX 75022

Property Requirements Report
June 9, 2023

Property Requirements Report



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Zoning

Flower Mound - Denton - Texas

SF-E

Sec. 98-301. - Purpose and intent.

The SF-E, single-family estate district is designed primarily for single-family detached development on lots of one acre or larger. It is intended for application in areas designated "estate density" on the land use map of the master plan, as amended, and/or any areas zoned SF-E, single-family estate district. In addition to the use and area regulations of this section, development in the SF-E, single-family estate district shall be in compliance with all other applicable provisions of this chapter.

(Ord. No. 39-02, § 2(3.09(a)), 7-15-2002)

Allowed Uses/Parking

Table 1: SF-E Permitted Use Use Table

Permitted Use	Parking
Accessory Use, General	
Accessory Use, General Subject to Section 98-972	
Community Center, Public	
Convent or Monastery	
Crop Agriculture	
Day Care Home	2 Spaces per Unit
Dwelling, Single-Family Detached	2 spaces per dwelling unit
Fire Station	
Garage Sale, Subject to Section 98-982	
Golf Course, Public	
Home Occupation, Subject to Section 98-984	
Keeping of Livestock or Poultry, Subject to Section 98-985	
Local Utility Line	
Model Home, Subject to Section 98-1000	2 Spaces per Unit
Park or Playground, Public	
Public Building, Shop or Yard	
Railroad Track	
Recreation Center, Public	
School, Elementary or Secondary	1 space per classroom plus 1 space per 3 seats in gym or assembly
Sewage Pump Station	
Solar Panel Systems, Subject to Section 98-1002	
Swimming Pool, Private, Subject to Section 98-996	
Swimming Pool, Public	
Telephone Equipment Station	

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Table 1: SF-E Permitted Use Use Table continued

Permitted Use	Parking
Water Well, Storage or Pump Station	

Table 2: SF-E Specific use permit by the town council Use Table

Specific use permit by the town council	Parking
Accessory Dwelling, Subject to Section 98-983	
Camp for Children	
Cemetery or Mausoleum	
College or University	A space per classroom/instruction area plus 1 space per 3 students accommodated
Communication Tower, Commercial, Subject to 98-977	
Day Care Center	1 space per 4 persons accommodated
Electrical Line/Substation, High Voltage, Subject to Section 98-979	
Hospital	2 spaces per 3 beds
Museum, Library or Art Gallery, Public	10 plus 1 space per 500 square feet
Nursing or Congregate Care Facility	2 spaces per 3 beds
Private Franchise Utility (Not Listed)	
Stadium or Playfield, Public	
Transmission Pipeline, Subject to Section 98-997	

Table 3: SF-E Temporary use permit Use Table

Temporary use permit	Parking
Asphalt/Concrete Batch Plant, Temporary, Subject to Section 98-974	
Field Office, Temporary	
Government Office/Classroom, Temporary, Subject to Section 98-1005	
Sales Trailer, Temporary, Subject to Section 98-993	
Temporary Special Event, Subject to Section 98-976	

Bulk Requirements

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Table 4: SF-E Bulk Requirements Table

Requirement	Minimum	Maximum
Accessory Dwelling Habitable Floor Area (%) ¹	N/A	50
Density (du/ac)	N/A	25
Floor Area per Unit (sq. ft.)	2,400	N/A
Front Yard (ft.) ²	40	N/A
Ground Solar Panel Height (ft.) ³	N/A	8
Height (ft.) ⁴	N/A	35
Height (stories) ⁴	N/A	3
Lot Area (acre) ⁵	1	N/A
Lot Area per Dwelling (sq. ft.) ⁶	2,400	N/A
Lot Coverage (%) ⁷	N/A	25
Lot Width (ft.) ⁸	150	N/A
Private Country Club Lot Area ⁹	20	N/A
Project Open Space Ratio (%) ⁶	40	N/A
Rear Yard Setback(ft.) ¹⁰	20	N/A
Side Yard Setback (ft.) ¹¹	20	N/A

Disclaimer of Warranty, Limitation of Liability & Venue Selection Agreement

Zoning-Info LLC makes no warranty of any kind, express or implied, including any implied warranty of merchantability or fitness for a particular purpose, in connection with the Commercial Report (“Report”) provided to you in this document. Zoning-Info LLC does not and cannot warrant that this Report will accurately report all permitted uses and that the municipality will not adversely change or interpret the zoning ordinance in a manner contrary to the Report. Unless specifically provided in this Report, or otherwise required by law, you agree that Zoning-Info LLC, its officers, directors, employees, agents or contractors are not liable for any indirect, incidental, special or consequential damages under or by reason as a result of providing this Report or by reason of your reliance on this Report, whether in an action in contract or tort or based on a warranty or any other legal theory. Further, in no event shall the liability of Zoning-Info LLC and its affiliates exceed the amounts paid by you for the Report. ALL PARTIES STIPULATE THAT ANY CAUSE OF ACTION SHALL BE BROUGHT EXCLUSIVELY IN DENTON COUNTY TEXAS IF BROUGHT IN STATE COURT AND THE EASTERN DISTRICT OF TEXAS IF SUCH ACTION IS BROUGHT IN FEDERAL COURT.

Notes

1. Sec. 98.983 The habitable area :: (6) The habitable floor area of the accessory dwelling shall not exceed 50 percent of the habitable floor area of the primary dwelling. The maximum habitable floor area shall not exceed 2,000 square feet.
2. Sec. 98-1026. - Minimum front yard setback :: Sec. 98-1026. - Minimum front yard setback
3. Sec. 98-1002 Solar Panel :: Sec. 98-1002 Solar Panel

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4. Sec. 98-1031 and Sec. 82-303 :: Sec. 98-1031 and Sec. 82-303
5. Sec. 98-1023. - Minimum lot area per dwelling unit :: Sec. 98-1023. - Minimum lot area per dwelling unit
6. Sec. 98.307 (2) :: Sec. 98.307 (2)
7. Sec. 98-1029. - Maximum Lot Coverage :: Sec. 98-1029. - Maximum Lot Coverage
8. Sec. 98-1024 - Minimum lot width :: Sec. 98-1024 - Minimum lot width
9. Sec. 98-978. - Country club, private :: Sec. 98-978. - Country club, private
10. Sec. 98-1028. - Minimum rear yard setback :: Sec. 98-1028. - Minimum rear yard setback
11. Sec. 98-1027. - Minimum side yard setback. :: Sec. 98-1027. - Minimum side yard setback.