

2030 Buffalo Bend Dr  
Lewisville, Texas  
Residential Zoning Report  
May 31, 2023  
Order #

**Zoning-Info**

www.zoning-info.com  
817.886.8596



# **2030 Buffalo Bend Dr.**

Lewisville, TX 75067



## Zoning

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Lewisville, Texas  
R-12, Sec. 17-8 "R-12" Single-Family Residential District regulations

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## Allowed Uses

### Permitted Use

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Buildings and Uses Owned or Operated By Public Governmental Agencies

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Church Worship Facilities

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Farms, Nurseries or Truck Gardens<sup>1</sup>

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Real Estate Sales Offices During the Development of Residential Subdivisions, But Not to Exceed Two Years<sup>2</sup>

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Schools, Private, With Full Curriculum Accredited by the State of Texas Equivalent to that of a Public Elementary or High School<sup>3</sup>

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Single-Family Dwellings

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### Special Use Permit

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Cemetery, Columbarium, Mausoleum and Accessory Uses

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Gas and Oil Drilling Accessory Uses

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Private Utility Plants or Sub-Stations (Including Alternative Energy)

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### Accessory Use

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A carport<sup>4</sup>

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A Detached Private Garage with or Without Storeroom and/or Utility Room<sup>5</sup>

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Accessory Buildings and Uses<sup>6</sup>

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Temporary Buildings For Uses Incidental to Construction Work on the Premises, Which Buildings Shall Be Removed Upon the Completion or Abandonment of Construction Work<sup>7</sup>

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## Bulk Requirements

Requirement	Min.	Max.
Aggregate Residential Accessory Building Area, Lots 18,000 sq.ft. or Larger (sq.ft.)	N/A	800
Aggregate Residential Accessory Building Area, Lots from 7,501 sq.ft. to Less Than 18,000 sq.ft. (sq.ft.) <sup>8</sup>	N/A	500
Floor Area of Any Dwelling (sq.ft.) <sup>9</sup>	2,000	N/A
Front Yard (ft.) <sup>10</sup>	30	N/A
Height (ft.)	N/A	35
Height (stories)	N/A	2.5
Height, Residential Accessory Building > 120 sq.ft. (ft.)	N/A	12
Height, Residential Accessory Building < 120 sq.ft. (ft.)	N/A	10
Lot Area (sq.ft.) <sup>11</sup>	12,000	N/A
Lot Area to Permit Accessory Dwelling Unit (sq.ft.)	18,000	N/A
Lot Coverage (%)	N/A	30
Lot Width at Front Building Line (ft.) <sup>12 11</sup>	100	N/A
Number of Residential Accessory Buildings per Lot, Lots 18,000 sq.ft. or Larger	N/A	2
Number of Residential Accessory Buildings per Lot, Lots 7,500 sq.ft. or Smaller	N/A	1
Number of Residential Accessory Buildings per Lot, Lots from 7,501 sq.ft. to Less Than 18,000 sq.ft.	N/A	2
Rear Setback, Residential Accessory Building > 120 sq.ft. (ft.)	5	N/A
Rear Setback, Residential Accessory Building < 120 sq.ft. (ft.)	N/A	N/A
Rear Yard (ft.)	25	N/A
Rear Yard when There is Rear Entry from an Alley (ft.)	35	N/A
Residential Accessory Building > 120 sq.ft. Separation from Main Building (ft.)	5	N/A
Residential Accessory Building Area, Lots 7,500 sq.ft. or Smaller (sq.ft.)	N/A	250
Residential Accessory Building < 120 sq.ft. Separation from Main Building (ft.)	N/A	N/A
Side Setback, Residential Accessory Building > 120 sq.ft. (ft.)	5	N/A
Side Setback, Residential Accessory Building < 120 sq.ft. (ft.)	N/A	N/A



Side Yard (ft.)	10	N/A
Side Yard Adjacent to Side Street (ft.) <sup>13</sup>	15	N/A
Side Yard for Allowable Nonresidential Uses (ft.)	25	N/A
Side Yard Percent of Lot Width (%)	10	N/A

### Government Contact Links

[Denton County \(Search Property Tx Records\)](https://www.dentoncounty.gov/841/Search-Property-Tax-Records) (https://www.dentoncounty.gov/841/Search-Property-Tax-Records)

[City of Lewisville, TX](https://www.cityoflewisville.com/) (https://www.cityoflewisville.com/)

[City of Lewisville, TX Animal Services](https://www.cityoflewisville.com/our-services/animal-services) (https://www.cityoflewisville.com/our-services/animal-services)

[City of Lewisville, TX Emergency Management](https://www.cityoflewisville.com/city-hall/city-departments/fire-department/emergency-management) (https://www.cityoflewisville.com/city-hall/city-departments/fire-department/emergency-management)

[City of Lewisville, TX Fire Department](https://www.cityoflewisville.com/city-hall/city-departments/fire-department) (https://www.cityoflewisville.com/city-hall/city-departments/fire-department)

[City of Lewisville, TX Library Services](https://library.cityoflewisville.com/library-home) (https://library.cityoflewisville.com/library-home)

[City of Lewisville, TX Neighborhood Services](https://www.cityoflewisville.com/city-hall/city-departments/neighborhood-services) (https://www.cityoflewisville.com/city-hall/city-departments/neighborhood-services)

[City of Lewisville, TX Planning](https://www.cityoflewisville.com/city-hall/city-departments/planning) (https://www.cityoflewisville.com/city-hall/city-departments/planning)

[City of Lewisville, TX Police Dept](https://www.cityoflewisville.com/city-hall/city-departments/police-department) (https://www.cityoflewisville.com/city-hall/city-departments/police-department)

[City of Lewisville, TX Public Services](https://www.cityoflewisville.com/city-hall/city-departments/public-services) (https://www.cityoflewisville.com/city-hall/city-departments/public-services)

[City of Lewisville, TX Services](https://www.cityoflewisville.com/our-services) (https://www.cityoflewisville.com/our-services)

### Miscellaneous Services

[Spectrum Cable & Internet](https://www.spectrum.com) (Spectrum.com)

[Verizon home Internet](https://www.verizon.com) (Verizon.com)

[TXU Energy](https://www.txu.com) (TXU.com)

[Reliant Energy](https://www.reliant.com) (Reliant.com)

### Schools

[Lewisville ISD](https://www.lisd.net) (lisd.net)

[Founders Classical Academy \(charter school\)](https://foundersclassical.com/) (https://foundersclassical.com/)



## Disclaimer of Warranty, Limitations of Liability & Venue Selection Agreement

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## Notes

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1. Sec. 17.8(a)(5) :: Farms, nurseries or truck gardens, limited to the propagation and cultivation of plants, provided no retail or wholesale business is conducted on the premises, and provided further that no poultry or livestock other than house hold pets shall not be located closer to any property line than allowed by city’s animal control ordinances
  2. Sec. 17.8(a)(6) :: Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  3. Sec. 17.8(a)(7) :: Schools, private, with full curriculum accredited by the State of Texas equivalent to that of a public elementary or high school
  4. Sec. 17.8(a)(11) :: A carport shall be permitted as an accessory building if it meets all requirements of a residential accessory building
  5. Sec. 17.8(a)(10) :: A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building if it meets all requirements of a residential accessory building.
  6. Sec. 17.8(a)(9) :: Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as provided herein and for home occupations as defined by this chapter.
  7. Sec. 17.8(a)(8) :: Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed up on the completion or abandonment of construction work.
  8. Sec. 17-32.5.c.1.d::Sec. 17-32.5.c.1.d-Lots with a minimum size of 12,000 square feet may apply for a special use permit (SUP) for anyone building or aggregate total of two buildings larger than 500 square feet.
  9. Sec. 17-8.c.3 :: Sec. 17-8.c.3 – exclusive of garages, breeze ways and porches
  10. Sec. 17-8.c.1.a :: Sec. 17-8.c.1.a -Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
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11. Sec. 17-8.c.2.c :: Sec. 17-8.c.2.c-Where a lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.

12. Sec. 17-8.c.2.b :: Sec. 17-8.c.2.b-The minimum width of the lot shall not be less than 100 feet at the required front and rear building setback lines. The minimum width at the front property line shall be 50 feet.

13. Sec. 17-32.c.1 : :Sec. 17-32.c.1-On a corner lot the width of the yard along the side street shall not be less than any required front yard on the same side of such street between intersecting streets; provided, however, that the buildable width of a lot of record shall not be reduced to less than 30 feet.

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