



**NOTICE OF SPECIAL MEETING AGENDA  
PLANNING & ZONING COMMISSION  
MUNICIPAL CENTER CITY COUNCIL CHAMBERS  
211 N. HENRY STREET, LANCASTER, TEXAS**

**Thursday, June 17, 2021 - 7:00 PM**



**The Chair and other Board Members will attend via video or audio link due to the COVID-19 emergency situation.**

**IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), the public will not be admitted to the physical meeting location.**

**Please click the link below for forms:**

<http://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/join/register/tZYrdeqvrzorHNKC1txWWEUUIotTz2WkW9sn>

**The meeting will be broadcast live via video at the following address:**

<http://www.lancaster-tx.com/324/Watch-Meetings>

**7:00 p.m. Regular Meeting**

**CALL TO ORDER**

**PUBLIC TESTIMONY:**

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

**PUBLIC HEARING:**

1. M21-22 Conduct a public hearing and consider an amendment to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:
  1. The maximum number of antennas allowed;
  2. Standards associated with the Specific Use Permit and the district height;
  3. Establishing setback standards related to antennas and residential property lines and dwellings.
2. M21-23 Conduct a public hearing and consider an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

## ADJOURNMENT

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EXECUTIVE SESSION: The Planning and Zoning Commission reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

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ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities and are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

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PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

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### Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on June 14, 2021, @ 4:45 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



Carey D. Neal, Jr.

Assistant City Manager

## CITY OF LANCASTER CITY COUNCIL

### Planning & Zoning Commission Special Meeting

1.

**Meeting Date:** 06/17/2021

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

M21-22 Conduct a public hearing and consider an amendment to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:

1. The maximum number of antennas allowed;
2. Standards associated with the Specific Use Permit and the district height;
3. Establishing setback standards related to antennas and residential property lines and dwellings.

#### **Background:**

The Lancaster Development Code (LDC) defines antenna as "means a device or apparatus consisting of one or more wires, rods, dish or panels arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one (1) antenna". Currently, Section 14.402 Use Standards, (k) Utilities, Communications & Transportation C. 8 and D. 7 of the LDC limits antennas to no more than three (3) separate antennas with three (3) equipment buildings on a single lot or structure. The limitation on the number of antennas has resulted in several requests for increased number of antennas.

At the May 17, 2021, City Council Work Session, City Council requested staff to provide an ordinance for consideration to amend Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:

1. The maximum number of antennas allowed, and
2. Clarifying standards associated with the Specific Use Permit and the district height;
3. Establishing setback standards related to antennas and residential property lines and dwellings.

#### **Operational Considerations:**

This is a request to amend Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to 1) the maximum number of antennas allowed, 2) standards for a Specific Use Permit (SUP) and the district height, and 3) establish setback standards related to antennas and residential property lines and dwellings. Given the rapidly evolving and emerging technology, communication service providers are forced to quickly adapt to the changes in technology. Advanced and rapidly changing technology systems call for communications service providers to make modifications to their structures if they are to meet the required services. Such changes include but are not limited to increasing the number antennas on an existing tower. The increase in number of antennas enables the communication service providers to upgrade and expand their services, provide faster and higher quality services while meeting customer and business demands. Additionally, increasing the

number of antennas encourages co-location on existing towers, rather than the erection of new towers.

In an effort to provide greater clarity concerning the standards for telecommunication towers, staff is recommending that the LDC be amended to clarify that a Specific Use Permit (SUP) for antennas and their associated structures exceed the zoning district height. The LDC defines an antenna mast as "the antenna, mast or tower, or all or any two (2) of these combined to constitute a structure designed for radio and television reception or transmission."

Review of our survey cities shows that Rockwall is the only one other than Lancaster that have limitations of no more than three antennas. However, the City of Rockwall does not have antenna restrictions on communication towers. The City of Farmers Branch allow no more than three mounted antennas on a building or water tower with no limitation on other free-standing antennas. All other survey cities have no antenna restriction as shown in the following table.

CITY	NUMBER OF ANTENNAS
Lancaster	No more than 3 mounted antennas
Rockwall	Maximum 3 separate antennas No Limit on communication towers
Farmers Branch	No more than 3 mounted antennas on building or water tower
The Colony	Limited to the manufacturer's specifications
Haltom City	No Limit
Desoto	No limit
Grand Prairie	No Limit
Duncanville	No limit
Coppell	No limit
Cedar Hill	No limit
Rowlett	No limit
Keller	No limit

The current limitation on the number of antennas may present delays to communication service providers deploying enhanced technology for residents and businesses within the City. With the constantly advancing and rapidly changing technology systems, the amendment may improve communication services providers' needs for the benefit of residents, schools and businesses within the City. Staff recommends an amendment to the current ordinance that sets no restrictions to the number of mounted antennas. An ordinance that would allow the amount of antennas to be determined by the maximum permitted by the antenna facility manufacturer's designs and specifications, as permitted by the Federal Communication Commission regulations.

Currently, the LDC has no standards on antennas and their placement relative to residential property lines or dwellings. To ensure the safety of surrounding residential properties from falling equipment, staff is recommending that 1) no antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional twenty-five feet; 2) The equipment fall zone shall be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling. 3) A fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius.

**Legal Considerations:**

This item is being considered at a regular meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

**Public Information Considerations:**

On May 23, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. There were no letters in opposition or support for this request.

**Options/Alternatives:**

1. The Planning and Zoning Commission may recommend approval of the proposed amendment request, as presented.
2. The Planning and Zoning Commission may recommend approval of the proposed amendment with changes and state those changes.
3. The Planning and Zoning Commission may recommend denial of the proposed amendment, as presented.

**Recommendation:**

Staff recommends approval of amendment to Section 14.402 Use Standards, (k) Utilities, Communications and Transportation related to 1) no limit on the maximum number of antennas allowed; 2) Standards associated with the Specific Use Permit and the district height; and 3) establishing setback standards related to antennas and residential property lines and dwellings.

**Attachments**

Current Antenna Regulations

Proposed Amendments

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- P. Lighting standards shall be limited to a maximum of 20 feet in height.
- Q. The residential unit as an accessory to the permitted use shall not exceed 1600 square feet.

(2) Outside Storage

- A. Outdoor storage shall be screened to the height of what is being stored from streets and public open space, and from abutting residentially zoned districts, and from a NS, R, CS, CBD or RT district.
- B. No outside storage shall be allowed in any zoning district adjacent to IH-35 or IH-20.

(k) Utilities, Communications & Transportation

(1) Antenna Standards and Regulations.

A. ***Antenna—Accessory.***

- 1. The antenna installation shall comply with the height and area regulations of the applicable zoning district.
- 2. Administrative approval of the antenna installation shall be required.

B. ***Antenna—Commercial***, located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

- 1. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
- 2. Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
- 3. At least one (1) paved parking space with concrete paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
- 4. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
- 5. No more than three (3) separate equipment buildings shall be located on a single lot.

C. ***Antenna, Commercial—Free-Standing***, when attached to a utility installation or a light pole in a public park or on public school property:

- 1. The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.
- 2. The antenna shall extend no more than 10 feet above the maximum height of the utility structure.
- 3. A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.
- 4. A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.
- 5. Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven (7) feet in height and 75 square feet



in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

6. At least one (1) paved parking space with concrete paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property, if any.
7. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
8. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.

**D. Antenna, Commercial—Free-Standing, Other.**

1. The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.
  2. The antenna shall not extend more than 10 feet above the maximum height of the support structure.
  3. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.
  4. The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or by a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building and the equipment building.
  5. At least one (1) paved parking space with a concrete paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one (1) of the spaces required for the principal use on the property.
  6. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
  7. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.
- E. Antenna, Commercial—Mounted, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:**
1. The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.
  2. A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.
  3. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

## Proposed Amendments

### **C. Antenna, Commercial—Free-Standing, when attached to a utility installation or a light pole in a public park or on public school property:**

~~8. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.~~

### **D. Antenna, Commercial—Free-Standing, Other.**

1. The antenna installation shall comply with the height and area regulations of the applicable zoning district. An SUP is required when an antenna installation exceeds the height restrictions of the zoning district. ~~and~~ The support structure shall not exceed 125 feet in height.

~~7. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.~~

7. Co-location of mounted antennas on a single pole is encouraged. There shall be no limit to the number of antennas co-located on a single telecommunication mast/pole

#### 8. Antenna Placement/Setbacks:

a) No antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional twenty-five feet (25');

b) The equipment fall zone shall be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling.

c) A fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius.



## CITY OF LANCASTER CITY COUNCIL

### Planning & Zoning Commission Special Meeting

2.

**Meeting Date:** 06/17/2021

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

M21-23 Conduct a public hearing and consider an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

#### **Background:**

Section 14.500(i) of the LDC allows a maximum height of 35 feet for industrial buildings as shown on the attached District Development Standards. Due to market and technological trends; the City has received requests for increased industrial building height ranging from 49 feet to 115 feet as indicated on the following table.

CASE #	ADDRESS/PROJECT	REQUEST
M15-01/M15-05	Huntington	Maximum building height of 50'
M21-01	Westridge Industrial	Maximum building height of 115'
M21-11	Landmark at Oak Farms	Maximum building height of 65'
M21-13	Longhorn Business Center	Maximum building height of 49'

City Council received a presentation at the May 17, 2021 Work Session and requested staff to provide an ordinance for consideration to amend Section 14.500(i) of the LDC allowing the maximum building height to increase from 35 feet to a maximum of 65 feet for industrial buildings.

#### **Operational Considerations:**

This is a request to amend Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

Research of our survey cities indicates that Haltom City and the City of Coppell limit industrial building height to 35 feet if such building is within 100 feet and 150 feet of residential zoning respectively. Otherwise, Haltom City has a maximum height of 75 feet, while the City of Coppell has no maximum building height limit on industrial buildings. It is important to note that although some cities have higher limits, the industrial development activity may not be as great based on both land availability and suitability. Currently, the City of Duncanville is built out, so their standards more appropriately would address redevelopment. The cities of Farmers Branch and Cedar Hill have no maximum height for industrial buildings as shown in the following table. Farmers Branch industrial areas are largely built out, while Cedar Hill offers limited availability for industrial development.

CITY	STANDARD
Lancaster	Maximum height is 35'
Grand Prairie	Maximum height is 50'
Rockwall	Maximum height is 60' - can be increased up to 120' with Specific Use Permit (SUP)
Haltom City	Maximum height is 75' or 35' within 100' of residential zoning
Desoto	Maximum height is 9 stories
Duncanville	Maximum height is determined by residential proximity slope
Coppell	No maximum height except when within 150' of property zoned/use for residential, then height is limited to 35'
Cedar Hill	No maximum height

To meet the need of the growing demand for increased industrial building height, staff recommends that Section 14.500(i) of the LDC related to industrial building heights be amended to a maximum of 65 feet for the LI and MI industrial zoning districts.

**Legal Considerations:**

This item is being considered at a regular meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

**Public Information Considerations:**

On May 23, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. There were no letters in opposition or support for this request.

**Options/Alternatives:**

1. The Planning and Zoning Commission may recommend approval of the proposed amendment request, as presented.
2. The Planning and Zoning Commission may recommend approval of the proposed amendment with changes and state those changes.
3. The Planning and Zoning Commission may recommend denial of the proposed amendment, as presented.

**Recommendation:**

Staff recommends approval of an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code increasing the maximum height of industrial buildings of LI and MI zoning districts to a maximum of 65 feet.

**Attachments**

Current District Development Standards  
Proposed District Development Standards

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## District Development Standards

<i>District</i>	<i>Old District Name</i>	<i>Maximum Density 43,560</i>	<i>Dwellings Per Lot</i>	<i>Minimum Sq. Ft./Dwelling</i>	<i>Front Yard Setback</i>	<i>Rear Yard Set Back</i>	<i>Side Yard Setback</i>	<i>Max Building Height</i>
A-O	A-O	1 Unit/5 acres	1 Unit <sup>1</sup>	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. <sup>2,3,5</sup>	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit <sup>1</sup>	2,100 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-4	SF-1A	4 Units/acre	1 Unit <sup>1</sup>	2,100 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-5	SF-1	5 Units/acre	1 Unit <sup>1</sup>	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	5 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. <sup>7</sup>	30 ft.	10 ft. <sup>2,3,5</sup>	7 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. <sup>2,3,5</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. <sup>8</sup>	10 ft. <sup>2,3,5</sup>	5 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. <sup>3</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
R	R	NA			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	140 ft./60 ft. <sup>11</sup>
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 30 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	35 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	35 ft.
TND	NA	NA						

**Notes:**

1. Guest Quarters/ Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setbacks, see Sub-Section 3.1 General Residential Standards
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height; 15 ft. in MH.
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10% larger than the average internal lots.
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1 bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road.
9. If rear wall contains windows or doors then there shall be a 20 ft. setback from residentially zoned property.
10. If side yard is adjacent to residentially zoned property, then a 10 ft. side yard shall be required; 20 ft. in CH; 30 ft. in CS.
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F, or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes.

# District Development Standards

District	Old District Name	Maximum Density 43,560	Dwellings Per Lot	Minimum Sq. Ft./Dwelling	Front Yard Setback	Rear Yard Set Back	Side Yard Setback	Max Building Height
A-O	A-O	1 Unit/5 acres	1 Unit <sup>1</sup>	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. <sup>2,3,5</sup>	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit <sup>1</sup>	2,100 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-4	SF-1A	4 Units/acre	1 Unit <sup>1</sup>	2,100 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-5	SF-1	5 Units/acre	1 Unit <sup>1</sup>	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	5 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. <sup>7</sup>	30 ft.	10 ft. <sup>2,3,5</sup>	7 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. <sup>2,3,5</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. <sup>8</sup>	10 ft. <sup>2,3,5</sup>	5 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. <sup>3</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
R	R	NA			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	140 ft./60 ft. <sup>11</sup>
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 30 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	65 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	65 ft.
TND	NA	NA						

## Notes:

1. Guest Quarters/ Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setbacks, see Sub-Section 3.1 General Residential Standards
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height; 15 ft. in MH.
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10% larger than the average internal lots.
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1 bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road.
9. If rear wall contains windows or doors then there shall be a 20 ft. setback from residentially zoned property.
10. If side yard is adjacent to residentially zoned property, then a 10 ft. side yard shall be required; 20 ft. in CH; 30 ft. in CS.
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F, or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes.

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