



AGENDA
CITY OF GRAPEVINE
PLANNING AND ZONING COMMISSION – WORKSHOP
WEDNESDAY, APRIL 9, 2025, AT 5:30 P.M.
P&Z CONFERENCE ROOM, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

- I. CALL TO ORDER
- II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

III. NEW BUSINESS

- A. Hold a discussion to provide staff with direction on current regulations and potential amendments for secondary structures in single-family residential districts and take any necessary action.

IV. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF PLANNING SERVICES AT (817) 410-3155 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE PLANNING AND ZONING COMMISSION AGENDA MEETING AGENDA WAS PREPARED AND POSTED ON THIS 4TH DAY OF APRIL 2025 AT 5:00 P.M.

ERICA MAROHNIC
PLANNING SERVICES DIRECTOR

MEMO TO: PLANNING AND ZONING COMMISSION
FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR
MEETING DATE: APRIL 9, 2025
SUBJECT: HOLD A DISCUSSION TO PROVIDE STAFF DIRECTION ON CURRENT REGULATIONS AND POTENTIAL AMENDMENTS FOR SECONDARY STRUCTURES IN SINGLE-FAMILY RESIDENTIAL DISTRICTS AND TAKE ANY NECESSARY ACTION.

Summary of Changes

November 1, 2024 – Workshop

Initially discussed the review and possible amendments to secondary structures. Provided a comparison table of secondary structure regulations and standards in residentially zoned districts for the cities of Grapevine, Bedford, Colleyville, Coppell, Flower Mound, Plano, Southlake, Trophy Club, and Euless.

January 21, 2025 – Workshop

- Provided a first draft for review and discussion.
- Proposed an amendment to the existing definition of Building Height, changing it to Primary Structure Building Height, and created a new definition for Secondary Structure Building Height.
- In the existing language regarding additional setbacks for secondary structures (Section B: Secondary Uses) found in the “R-20” and “R-12.5” Single-Family Districts, we removed the last sentence from: “Secondary buildings more than 16 feet in height shall be set back from the rear property line six feet plus two additional feet for each additional foot of height over 16 feet. The height of the structures shall be measured from the top of the slab or from the bottom floor.”
- We noted that this language is currently missing from the “R-7.5” Single-Family District but is present in the “R-5.0” Zero-Lot-Line District.
- Proposed amendments to Section 42.C, Secondary buildings, as follows:
 - Limit the number of secondary buildings to two per lot or property.
 - Restrict the total size of all secondary buildings to 50% of the gross floor area of the primary structure, with specific building area limits outlined in a table based on the zoning district.
 - For single-story secondary buildings, further restrictions will be implemented:
 - Finished attics with habitable rooms or plumbing will be prohibited.
 - Ceiling heights will be limited.

February 18, 2025 – Workshop

- The term "gross floor area" was replaced with "habitable building footprint of the primary structure" in relation to permissible size limitations.
- The phrase "not to exceed" was changed to "whichever is greater" in the size limitation table.
- The table was updated to reference a range of lot sizes instead of specific zoning districts, and the column label has been corrected.
- A "stepped back" setback has amended for secondary structures exceeding 8 feet in height. This setback will be two feet for each foot above 8 feet, with a minimum setback of 6 feet required for all structures. This "stepped back" setback currently exists in the "R-20" and "R-12.5" Single-Family Districts, as well as the "R-5.0" Zero-Lot Line District, but in those cases, the step back begins at a height of 16 feet.

Feedback from Commission members - after distributing this updated draft on February 3 included a suggestion to reduce the height limit from 8 feet to 6 feet, with the intention of increasing the side and rear setbacks by two feet for each additional foot above this new height limit. There was also a question regarding detached garages in the historic districts, as many homes featuring detached garages are 1½ stories tall.

March 5, 2025 – Workshop

- Revised the table percentages and clarified the ranges of lot sizes, specifying references for whichever is greater or lesser.
- Corrected the maximum building heights for secondary buildings in the "R-20" and "R-12.5", Single-family Districts, limiting them to a single story and a height of 16 feet.
- Updated the reference in Chapter 7 of the Code of Ordinances regarding communication equipment, changing it from Article XII to Article XIII.
- Removed item (b) from Subsection C (1) concerning Secondary structures.
- Added the current definition of "Breezeway" along with additional explanatory language.
- Removed the number of building stories for secondary structures in each residential district. The primary concern is now the overall height of 15 or 16 feet, depending on the district, rather than whether the structure is one or one-and-a-half stories.
- Corrected the maximum size for storage buildings in the "R-TH", Townhouse District to 120 square feet, up from 100 square feet.
- Improved grammar under Subsection I (2) regarding height regulations.
- Added a limitation under Subsection 41(D), which restricts Planned Development overlay (PD) on one-lot residential properties.

- Aligned the new Subsection 42(C)(1)(c)(ii) with the consistent rewording used throughout each residential district.
- Split Subsection 42(C)(3) into enumerated items and remove unnecessary or redundant language.

March 18, 2025 – Workshop

- Terminology Consistency - the term "secondary structure" is now used consistently throughout the document, replacing previous references to "secondary building" to maintain clarity and uniformity.
- Planned Development Overlay Option - the language has been amended to clarify that the ability to utilize the planned development overlay tool to vary zoning standards cannot be applied to one individual lot but must be sought and approved for an entire residential subdivision before the filing of the plat or commencement of initial construction.
- Conditional Use Permit for Larger Lots - an opportunity has been added for property owners with lots over 20,000 square feet to seek a conditional use permit. This allows them to exceed the 1,500 square foot maximum size limitation for secondary structures, subject to review and approval.
- Height Limitations for Secondary Structures with Low Roof Pitch - new language specifies that secondary structures with a roof pitch of 3/12 or less cannot exceed 12 feet in total height. This provides clear guidance on height limitations for flat or low-slope roof designs.
- Increased Minimum Structure Height - increased the minimum secondary structure height from the previous height of 8 feet to 10 feet, before requiring progressively increased setbacks from side and rear property lines.
- Created Separate Definition for Secondary Structure Height - maintains consistency with industry standards and the adopted Internal Building Code by preserving the existing structure height definition while introducing a separate, more restrictive definition for secondary structures.

April 9, 2025 – Workshop

Here is a summary of the feedback we received regarding the discussion and direction provided at our March 18, 2025, Commission workshop on secondary structures:

- Concerns about lenders assessment of non-conforming structures like garages and pool cabanas based on potential revisions to local ordinances. Typical residential mortgage surveys may not identify these structures, unlike commercial properties that require separate zoning reports. The Commissioner hopes that ordinance changes won't impact property financing options.

- The last meeting highlighted two main concerns: the potential for new regulations to be overly restrictive and the possibility that many existing residences may not meet the new standards. There is a worry that these changes could discourage residents from upgrading their properties, particularly if it means relocating structures closer to their homes. Additionally, there is a note that one resident's large secondary structure should not result in strict regulations impacting many others.
- Concerns about the potential impact of nonconformities on a property owner's ability to secure a mortgage, title insurance, and similar issues.
- Concerns the proposed additional setbacks for secondary buildings, they are considered too restrictive. Although the PD overlay aims to enhance visibility, the language can be simplified. Only two subsections from Section 42(C)(6)(c) concerning architecture and design standards for accessory dwelling units have been retained.

AM24-05; Secondary Building DRAFT Amendments

~~Strikethrough~~ = Deletion

Underline = Insertion

Green = Alternative wording option or new insertion/update

Section 12, Definitions

Existing definitions with amendments

Height, ~~building~~ structure the vertical distance from grade plane to the average height of the highest roof surface. If a flat surface, to the deck line of mansard roofs and to the mean height level between eaves and ridge for hip and gable roofs. In measuring the height of buildings, the following structures shall be excluded:

Chimneys, cooling towers, elevator bulkheads, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four feet in height.

Breezeway a covered, one-story ~~in-height~~, open-sided passageway not exceeding six feet in width, connecting a main structure to a secondary structure ~~building~~.

Proposed definition

Height, of secondary structure The vertical distance measured from finished grade of the lowest side where the building is set to the highest roof surface, excluding non-structural elements such as antennas, chimneys, ventilators, or skylights.

Section 13, R-20, Single-Family District Regulations

B. *Secondary uses*: The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Accessory dwelling unit. Refer to Section 42.C.6. for supplementary district standards related to accessory dwelling units.
3. Cabana, pavilion, pergola, or roofed area.
4. Private swimming pools and tennis courts.
5. Secondary buildings (storage buildings, hobby shops, barns).
6. Signs subject to the provisions of Section 60.
7. Customary home occupation.
8. Communication equipment meeting the requirements of ~~c~~Chapter 7, ~~a~~Article XIII. of the Grapevine Code of Ordinance. **(Updated article number to XIII, capitalization)**

9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Items 2 and 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F. and G.

All ~~S~~secondary ~~buildings~~ ~~structures~~ shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ ~~Secondary structures greater than 10~~ feet in height shall be set back from the ~~side and~~ rear property lines six feet plus two additional feet for each additional foot of height over ~~16~~ ~~10~~ feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

I. *Maximum Height:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one and one-half (1½) stories, 20~~ ~~16~~ feet.

Section 14, R-12.5, Single-Family District Regulations

B. *Secondary uses:* The following uses shall be permitted as secondary uses to an single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. Private swimming pool.
4. Secondary ~~structures~~ ~~buildings~~.
5. Signs subject to the provisions of [Section 60](#).
6. Customary home occupation.
7. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**
8. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 8, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F., and G.

~~All Secondary buildings structures shall be setback from side and rear property lines a minimum of six feet. more than 16 Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 16 10 feet. The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one and one-half (1½) stories, 20~~ 16 feet.

Section 15, R-7.5, Single-Family District Regulations

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. Private swimming pools.
4. Secondary ~~structures~~ buildings.
5. Signs subject to the provisions of [Section 60](#).
6. Customary home occupation.
7. Communication equipment meeting the requirements of ~~c~~Chapter 7, ~~a~~Article XIII.
(Updated article number to XIII, capitalization)
8. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this subsection, the month of January shall constitute the first month of the first quarter.

With the exception of Item 8, When any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F., and G.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 10 feet.

- I. Maximum Height regulations: The following maximum height regulations shall be observed:
1. Principal structure: two (2) stories, 35 feet.
 2. Secondary structure: ~~one-story~~, 16 feet.

Section 16, R-5.0, Zero-Lot-Line District Regulations

B. *Secondary uses*: The following uses shall be permitted as secondary uses to an R-5.0 zero-lot-line district provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. No dwelling shall be closer than 12 feet between the face of the exterior walls of neighboring dwelling unit.
4. Private swimming pool.
5. Storage ~~structures~~ ~~buildings~~ 120 square feet or less and having no plumbing.
6. Signs subject to the provisions of Section 60.
7. Customary home occupation.
8. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**
9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F., and G.

~~Accessory buildings or structures more than 16 feet in height shall be set back from the rear property line six feet plus two additional feet for each additional foot of height over 16 feet. The height of the accessory buildings or structures shall be measured from the top of the slab or from its bottom floor.~~

All ~~S~~secondary structures shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over ~~16-10~~ feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one-story~~, (16) feet.

Section 17, R-3.5, Two-Family District Regulations

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the principal use. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. One storage ~~structure building~~ per dwelling unit 120 square feet or less, and having no plumbing.
3. Private swimming pools and private tennis courts no closer than 75 feet to any adjacent residential district.
4. Signs subject to the provisions of [Section 60](#).
5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**
6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of item 6, when any of the foregoing permitted secondary uses are detached from a principal dwelling, said uses shall be located not less than 45 feet from the front lot line nor less than 20 feet from any street right-of-way, and at least six feet from the rear and side lot lines.

All ~~S~~secondary structures shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over ~~16-10~~ feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

I. *Maximum Height regulations:* The following maximum height regulations shall be observed.

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one-story~~, 15 feet.

Section 18, R-3.75 Three-and Four-Family District Regulations.

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the dwelling. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages.
2. Private swimming pools and private tennis courts no closer than 75 feet to any adjacent residential district.
3. Laundry room for tenants' use.
4. Cabana, pavilion, pergola, or roofed area.
5. Signs subject to the provisions of Section 60.
6. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**
7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

~~All S~~secondary ~~structures shall be setback from side and rear property lines a minimum of six feet. more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over ~~16-10~~ feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 25 feet. Whenever a triplex or fourplex structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the triplex or fourplex structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a triplex or fourplex structure exceed two stories or 25 feet.
2. Secondary structure: ~~one-story~~, 15 feet.

Section 19, R-MH Manufactured Home District Regulations.

B. *Secondary uses:* The following uses shall be permitted as secondary uses of a manufactured home subdivision:

1. Manufactured home plot rental office.
2. Common swimming pool no nearer than 120 feet to any residentially zoned district.
3. Laundry room for the use of residents.
4. Screened garbage storage on a concrete pad, no nearer than 50 feet to any residentially zoned district, and not within the front setback.
5. Toilet and shower facilities.
6. Community or recreation ~~structure~~ **building**.
7. One storage ~~structure~~ **building** per lot 120 square feet or less, and having no plumbing.
8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

When any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line, 20 feet from any street right-of-way, and six feet from rear and side lot lines.

~~All S~~secondary ~~structures shall be setback from side and rear property lines a minimum of six feet. more than 16~~ **Secondary structures greater than 10** feet in height shall be set back from the ~~side and rear property lines~~ six feet plus two additional feet for each additional foot of height over ~~16-10~~ feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

E. *Maximum Height regulations:* The following height regulations shall be observed:

1. Principal structure: One-story, 15 feet.
2. Secondary structure: ~~One-story~~, 15 feet.

R-20, R-TH Townhouse District Regulations

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling:

1. Private swimming pools and tennis courts no closer than 75 feet to any adjacent residential district.

2. Cabana, pavilion, pergolas, or roofed area.
3. Meeting, party, and/or social rooms in common areas only.
4. Off-street parking and private garages in connection with any use permitted in this district.
5. One storage ~~structure~~ ~~building~~ per dwelling unit 1~~2000~~ square feet or less, and having no plumbing.
6. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinance. **(Updated article number to XIII)**
7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

No secondary uses may be located between the building line and the front property line.

Private garages on lots having a minimum width of less than 40 feet must be entered from the side or rear. Said lots shall not have driveways on or within the front building setbacks.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 10 feet.

- I. *Maximum Height regulations:* The following maximum height regulations shall be observed:
 1. Principal structure: Two-story, 35 feet. Whenever a townhouse structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the townhouse structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a townhouse structure exceed two stories or 35 feet.
 2. Secondary structure: ~~One-story~~, 15 feet.

R-22, R-MF Multifamily District Regulations

- B. *Secondary uses:* The following uses shall be permitted as secondary uses to the multiple-family dwellings provided that none shall be a source of income to the owner or users of the multiple-family dwellings. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.
 1. Detached covered common parking, off-street parking and private garages in connection with any use permitted in this district provided that such parking shall not be located in a required front yard.

2. Swimming pools and tennis courts no nearer than 75 feet to any residentially zoned district.
3. Laundry room for use of tenants.
4. Meeting, party and/or social rooms in common areas only.
5. Cabana, pavilion, pergola, or roofed area.
6. Mechanical and maintenance equipment related to a principal use no nearer than 120 feet to any adjacent residentially zoned district and housing within an enclosed ~~structure~~ **building**.
7. Screened garbage and/or solid waste storage on a concrete pad, no nearer than 50 feet to an adjacent R-3.5, R-TH, R-5.0, R-7.5, R-12.5, R-20 zoned district, and not within the front setback.
8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 10 feet.

I. *Height regulations:* The following maximum height regulations shall be observed:

1. The maximum height of the principal structure shall be two stories not to exceed 35 feet. Whenever a multifamily structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the multifamily structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a multifamily structure exceed two stories or 35 feet.
2. The maximum height of ~~a secondary structures~~ shall **be one story** not ~~to~~ exceed 15 feet.
3. The maximum height of a storage structure used for maintenance or mechanical equipment shall **be one story** not ~~to~~ exceed ten feet.

Section 22A, R-MODH Modular Home District Regulations

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached modular home provided that none shall be a source of income to the owner or user of the principal use:

1. Private garage.
2. Private swimming pool.
3. Storage ~~structures~~ **buildings** 120 square feet or less and having no plumbing.
4. Cabana, pavilion, pergola, or roofed area.

5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 6, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line, 20 feet from any street right-of-way, and six feet from rear and side lot lines.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 10 feet.

E. *Maximum Height and area regulations:*

- | | |
|---|--|
| 1. Principal structure: | two (2) stories, 25 feet. |
| 2. Secondary structure: | One-story, Shall not exceed 16 feet. Except a storage building which shall not exceed ten feet in height. |
| 3. Lot coverage by principal structure: | 40 percent of total lot area. |

Section 41, "PD" Planned Development Overlay

D. *Limitation of uses:* Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within a "PD" Planned Development Overlay and cannot be established as a permitted, conditional, or secondary use under any circumstances:

1. Freight forwarding warehouses.
2. Outside storage of material/equipment.
3. Retail establishments for used car sales and service.
4. Commercial parking lots.
5. Automotive repair garages.
6. Salvage/wrecking yards.
7. Retail sales of building material displayed in an unenclosed or incompletely enclosed area with outside storage.

- 8. Those uses specifically designated in paragraph D. Limitation of Uses in [Section 31](#), "LI" Light Industrial District.
- 9. Off-premise/billboard signage.
- 10. Pawn shops.
- 11. All uses listed in [Section 49](#), Special Uses.
- 12. Bed and Breakfast.
- [13. Residential properties consisting of one-lot.](#)

Section 42, Supplementary District Regulations

Subsection C., *Secondary ~~structures~~ buildings*:

~~1.—A secondary building not exceeding one story in height may occupy not more than 60 percent of a minimum required rear yard:~~

These standards cannot be changed through a planned development overlay for an individual residential lot. Variations to the standards may only be granted as part of an entire residential subdivision prior to platting and the initial construction of the properties.

1. In residential zoning districts and on residential properties, the number of secondary structures is limited, as follows:

- a. No more than two (2) per lot or property, however specific zoning districts may limit the number of secondary structures to one; and
- ~~b.—Limited to a maximum size of 50% of the habitable building footprint of the primary structure; and must not exceed the maximum building area allowed for the property's zoning district (see table below); and~~
- b. This size limitation applies cumulatively to the maximum of two secondary structures on a single lot or property.

Lot Size	Limitation on Secondary Structure Size
<u>5,000-7,499 sq. ft.</u>	<u>500 sq. ft. maximum and complying with all building setbacks</u>
<u>7,500-12,499 sq. ft.</u>	<u>1,000 sq. ft. maximum and complying with all building setbacks</u>
<u>12,500-19,999 sq. ft.</u>	<u>1,500 sq. ft. maximum and complying with all building setbacks</u>
<u>20,000 sq. ft. and larger</u>	<u>1,500 sq. ft. maximum and complying with all building setbacks</u>

For lots 20,000 sq. feet and larger, a conditional use permit is required to exceed the maximum secondary structure size of 1,500 sq. ft.

~~A secondary building exceeding one story or more in height may occupy not more than 40 percent of the minimum required rear yard:~~

c. Side and rear yard building setbacks based on the height of secondary structure, shall be as follows:

- i. Secondary structures 120 square feet or less in area and not exceeding 10 feet in height shall be setback a minimum of 6 feet from the side and rear property lines.
- ii. Secondary structures ~~greater than 120 square feet in area and~~ more than 10 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 10 feet.

2. Secondary structures shall not have finished attics with habitable rooms or plumbing, and ceiling height shall be less than six feet-eight inches.

3. Additional secondary structure requirements:

i. Shall be constructed of the same or similar exterior building materials and finishes as the primary dwelling unit.

ii. Shall be architecturally designed to be compatible with the primary dwelling unit and feature the same or similar roof pitch; floorplate height; types and placement of doors windows and other openings; other exterior finishes; and material colors.

iii. A secondary ~~building structure~~ attached to the main building shall be made structurally a part, and architecturally cohesive, and have a common wall with the main structure building and shall comply in all respects with the requirements of this ordinance applicable to the main structure. ~~Unless so attached, a secondary building in a residential district shall be located on the rear one-half of the lot and~~

iv. Secondary structures shall be at least ten feet from any dwelling or structure building existing or under construction on the same lot or any adjacent lot.

v. In all residential districts, a ~~building or~~ structure attached to the principal ~~building or~~ structure by only a breezeway ~~having a maximum shall be no wider than th-~~ of six feet and shall be considered ~~as being~~ a detached secondary ~~building or~~ structure. ~~No building shall be located nearer than three feet to any side or rear lot line.~~

vi. ~~In the case of a For~~ corner lots, no secondary structure building shall be located within any side yard required on the street side. ~~A garage, detached from the main building, may be located no nearer than six feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.~~

vii. Any secondary structure with a roof pitch of 3/12 or less cannot be taller than 12 feet in total height.

4. No swimming pool shall be located nearer than six feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure. Below-ground swimming pools may be located no nearer than six feet to the side lot line adjacent to the street. On corner lots that require a

side yard to be the same as required for the front yard, pools shall be located no nearer than 15 feet to the side lot line adjacent to the street. Swimming pools may be located nearer than ten feet from any dwelling or **building** existing **structure**, as long as the excavation of the swimming pool does not in any way harm or endanger the existing building or dwelling.

5. Play structures, including but not limited to tree houses, play houses, play forts, swing sets, jungle gyms, etc. where any portion of the structure exceeds eight feet in height above grade may only be placed behind the main structure, and shall be placed a minimum of six feet from any property line.