



AGENDA  
CITY OF GRAPEVINE  
PLANNING AND ZONING COMMISSION – SUBCOMMITTEE MEETING  
TUESDAY, JUNE 10, 2025, AT 4:00 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 direction regarding possible amendments to the Zoning Ordinance relative to condominiums and brownstones (AM22-02) 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 THE 6TH DAY OF JUNE 2025 AT 5:00 P.M.

ERICA MAROHNIC  
PLANNING SERVICES DIRECTOR

DRAFT

~~Strikethrough~~ = Deletion

Underline = Insertion

## AM22-02; Condominiums and Brownstones

### DELETED DEFINITIONS - Section 12, Definitions

~~APARTMENT shall mean a room or suite of rooms arranged, designed or occupied as a residence by a single family, individual or group of individuals.~~

~~APARTMENT HOUSE shall mean any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three (3) or more apartments or which is occupied as the home or residence of three (3) or more families living independently of each other and maintaining separate cooking facilities.~~

### AMENDED DEFINITIONS - Section 12, Definitions

~~Condominium means the separate ownership of single units or apartments in a multiple unit structure or structures with common elements as defined in Article 1301a Texas Revised Civil Statutes Annotated.~~ A dwelling unit on one platted lot within which designated units are conveyed by fee simple title, with an undivided interest in the building's common elements, to include, but not limited to: halls, stairs, elevators, roofs, parking spaces and the land as defined in the Texas Condominium Act.

~~Duplex shall mean a~~ A detached building on one lot having separate accommodations for two (2) single-family dwellings or occupied by two (2) families.

~~Efficiency~~ UNIT APARTMENT shall mean A dwelling unit in a multifamily structure, consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities, and having a minimum floor area of ~~six hundred (600)~~ square feet. A habitable room shall be defined as being a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, shall not be considered habitable space.

~~Fourplex building-UNIT APARTMENT HOUSE shall mean~~ A detached building containing four (4) single-family attached dwellings units on one platted lot.

~~Multifamily dwelling shall mean~~ A building or buildings containing or aggregating more than four (4) single-family dwelling units occupied as the home or residence of five (5) or more families living independently of each other and maintaining separate cooking facilities.

~~Single-family attached dwelling shall mean~~ A portion of an enclosed building having accommodations for and occupied by only one family, attached to like units, which units

may be sold individually provided that the entire building meets all lot area, front yard, side yard, rear yard, height and other zoning requirements.

*Single-family detached dwelling* shall mean An enclosed building on one platted lot having accommodations for and occupied by only one family, which building must of itself meet all the lot area, front yard, side yard, rear yard, height and other zoning requirements.

*Townhouse* A single-family attached dwelling unit on a separately platted lot and conveyed by fee simple title which is joined at another dwelling unit on one or more sides by a party wall or abutting walls and occupied by not more than one family.

*Triplex* shall mean A detached building containing three (3) single-family attached dwelling units on one platted lot.

### **NEW DEFINITIONS - Section 12, Definitions**

*Brownstones* A grouping of four (4) or more single-family attached dwelling units connected in a row, joined to another dwelling unit on one or more sides by abutting walls whose dwellings and are uniformly laid out, featuring urban thematic design with the units oriented towards the public street and where front-entry garages are prohibited. Brownstones are occupied by not more than one family where each unit is on a separately platted lot and conveyed by fee simple title.

*Intensity* Acceptable publicly focused activity levels for development within the Transit District Overlay. Development within the overlay boundary is intended to attract large numbers of people to live, work or play employing significant vehicle or pedestrian traffic for a sustained period. Intensity subdistricts consider factors such as residential density and other features common to a traditional urban area.

*Live/work space* A type of building that serves as both a dwelling and a workspace. The workspace shall meet the following requirements: (1) it should not exceed 40% of the total unit floor area, (2) it should be restricted to professional office, personal service, artist's workshop, studio, or similar uses, (3) it should be constructed on the street level and meet commercial-ready standards. The living area can be located on the street level (behind the workspace) or any other level of the building, but it must not be less than 60% of the total unit floor area. A live-work unit is different from a customary home occupation in that the workspace is not required to be secondary to the living area. Furthermore, the workspace can employ more than one individual who is not an occupant of the unit.

### **Section 20, R-TH Townhouse District Regulations**

D. DENSITY REQUIREMENTS: The following density requirement shall apply:

1. Maximum Density: The maximum density within the R-TH District shall not exceed 8 ~~nine (9)~~ dwelling units per gross acre.

**Section 22, R-MF Multifamily District Regulations**

A. PERMITTED USES: The following uses shall be permitted as principal uses.

1. Multifamily dwellings ~~s. including apartments & condominiums~~

**Section 34, ~~PRD-6 Planned Residential Low-Density District~~ BR Brownstone Residential District Regulations**

The PRD-6 language is proposed for deletion and replaced with the proposed “BR”, Brownstone District.

**Section 35, ~~PRD-12 Planned Residential Medium Density District~~ CR Condominium Residential District Regulations**

The PRD-12 language is proposed for deletion and replaced with the proposed “CR”, Condominium District.

**NEW Section 34, BR Brownstone Residential District Regulations** *(All text below would normally be formatted in [blue underline](#))*

PURPOSE: The “BR”, Brownstone District is established to accommodate the residential housing types and medium densities, not to exceed 8 dwelling units per acre on fee simple, individually platted lots in an urban design form. This district includes medium density residential development that is single-family, on separately platted lots with frontage onto publicly dedicated streets, and typically owner-occupied.

USES GENERALLY: In an “BR”, Brownstone District, no land shall be used, and no building shall be erected or converted to any use other than as hereinafter provided.

A. *Permitted uses:* The following uses shall be permitted as principal uses:

1. Brownstones.
2. Churches, convents, and other places of worship.
3. Parks, playgrounds, and nature preserves publicly owned.
4. Temporary buildings when they are to be used only for construction purposes or as a field office within a subdivision approved by the city for the sale of the real estate of that subdivision only. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the lots in the subdivision.
5. Model homes and model home parking lots are permitted as a temporary use

in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Planning Services Director affirming compliance with all the regulations of this Section.

- 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. No secondary uses may be located between the building line and the front property line.
1. Cabana, pavilion, pergola, or roofed area.
  2. Meeting, party, and/or social rooms in common areas only.
  3. Off-street parking and private garages in connection with any use permitted in this district.
  4. One storage building per dwelling unit 100 square feet or less, and having no plumbing.
  5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinance.
  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.
  7. Private garages must be entered from the side or rear via a public alley or access easement. Said lots shall not have driveways on or within the front building setbacks.
- C. *Conditional uses:* The following conditional uses may be permitted provided they meet the provisions of Section 48, and a conditional use permit is issued.
1. Nonprofit community centers and swimming pools and tennis courts no closer than 75-feet to any adjacent residential district.
  2. Public and private noncommercial recreation areas and facilities such as country clubs and golf courses excluding miniature golf courses and driving ranges.
- D. *Limitation of uses:*
1. There shall be a separate platted lot of record for each brownstone dwelling unit.
  2. No more than three persons unrelated by blood or marriage may occupy

residences within an “BR”, Brownstone District.

3. Storage of mechanical or maintenance equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.
  4. Private or public alleys shall not be located in the required rear yards. Whenever rear access or parking is provided, access shall be from a platted alley or easement. All alleys shall be dedicated at a minimum of 15 feet as a mutual access easement with a minimum 10 feet of pavement section. No single lot shall have more than a 7 1/2-foot easement located upon it, except that when it is necessary to exceed 7 1/2-feet, lot depth shall be increased to accommodate the additional width of easement necessary for the alley.
  5. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way or access easements. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding 72 consecutive hours, and not more than two instances during any 30-day period.
- E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:
1. A plat, meeting all requirements of the City of Grapevine, has been approved by the city council and recorded in the official records of Tarrant County.
  2. A site plan, meeting the requirements of Section 47, has been approved.
  3. A landscape plan, meeting the requirements of Section 53, has been approved.
- F. *Density requirements:* The following density requirement shall apply:
1. Maximum density: 8 dwelling units per gross acre.
  2. Minimum lot size: 3,000 square feet. No “BR” District shall be created on an area of less than one (1) acre in size.
  3. Minimum Open Space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
  4. Maximum Building Coverage: 65 percent of the total lot area.
  5. Maximum Impervious Area: 80 percent of the total lot area.
  6. Minimum Floor Area: Every brownstone dwelling unit hereafter erected, constructed, reconstructed, or altered in this dwelling district shall have at

least 1,200 square feet of floor area, excluding common corridors, basements, open and screened porches, and garages.

G. *Area regulations:* The following minimum standards shall be required:

1. Depth of front yard:
  - a. Minimum: 10 feet.
  - b. Maximum: 15 feet.

Where there is a conflict for those properties within the Transit District Overlay boundaries, the required front yard setbacks stated in Table 2: *Thematic Street Space Standards*, in Section 41 B, *Transit District Overlay (TDO)* shall control.

2. Depth of rear yard:
  - a. Minimum: 10 feet measured from the nearest edge of the public right-of-way or public or private access easement, with the exception that the face of a rear or side entry garage shall be set back no less than 18 feet from the edge of the right-of-way or alley pavement.
3. No side yard width is required except for the following:
  - b. 15 feet shall be required for each end unit in a row of brownstones containing five or more units.
  - c. The minimum distance between principal and secondary buildings, if detached, shall be 15 feet.

H. *Encroachment zone:* Certain architectural features including building offsets, projections, roof eaves and overhangs, and stoops or porches may encroach up to 3-foot past the maximum front yard setback, side yard for end units and rear yard for all units regardless of location.

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

1. Principal structures: 3 stories, 50 feet; however, an increase in height may be granted upon approval of a conditional use request by city council.

Whenever a brownstone structure is erected within 30 feet of an existing contiguous single-family dwelling, the number of stories and height of the brownstone structure shall not exceed the number of stories and height of the contiguous single-family dwelling. Beyond the 30-foot distance, the height of the brownstone structure may increase to a maximum of 50 feet.

2. Secondary structure: 1 story, 15 feet.

J. *Off-street parking:* Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be

located on a required front yard or side yard. Off-street parking areas shall be landscaped in accordance with Section 53. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this ordinance and other applicable ordinances of the city.

- K. *Off-street loading:* No off-street loading is required in the “BR”, Brownstone District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.
- L. *Landscaping requirements:*
  - 1. Landscaping shall be required in accordance with Section 53 of this ordinance.
- M. *Design requirements:* The following minimum design requirements shall be provided in the “BR”, Brownstone District.
  - 1. Front-entry garages are prohibited.
  - 2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.
  - 3. The maximum length of any cluster of brownstones units shall not exceed 200 linear feet.
  - 4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. There shall be no more than two continuous attached brownstone buildings without a break in the horizontal and vertical elevations of at least 3-feet.
  - 5. No building shall be located closer than 10-feet to the edge of an off-street parking, vehicular use, or storage area.
  - 6. The minimum distance between any two unattached principal buildings shall be determined by the building and fire codes.
  - 7. Off-street parking areas shall not be closer than 10-feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within 20-feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence or wall at least 6-feet high. All fencing shall be finished on both sides.
  - 8. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment are prohibited unless within a fully enclosed

building. Such buildings shall also be located at least 10 feet from any adjacent property line.

9. Any private streets developed in conjunction with a brownstone development to provide access to and frontage for brownstones developed under this ordinance must be a minimum of 31 feet in width from curb to curb, constructed under the city's Construction Standards and inspected by city staff. A planned development overlay shall not be used to deviate from this requirement.
10. Sidewalks shall be provided along any public or private street within a brownstone development upon which a brownstone has frontage. A planned development overlay shall not be used to deviate from this requirement.
  - a. Brownstones located within the transit district overlay shall comply with minimum sidewalk, walkway, and unobstructed path width as stipulated in Table 2. *Thematic Street Space Standards* in Section 41.B., Transit District Overlay of this ordinance.

**NEW Section 35, CR Condominium Residential District Regulations** *(All text below would normally be formatted in [blue underline](#))*

PURPOSE: The "CR", Condominium Residential District is established to provide adequate space and site diversification for condominium developments where the maximum density does not exceed 8 dwelling units per gross acre unless increased through approval of a conditional use permit. "CR", Condominium Residential District should be characterized by moderately dense condominium development and shall be convenient to major thoroughfares. Such districts should have adequate water, sewer, and drainage facilities.

USES GENERALLY: In a "CR", Condominium Residential District, no land shall be used, and no building shall be erected for or converted to any use other than as hereinafter provided.

- A. *Permitted uses:* The following uses shall be permitted as principal uses.
  1. Condominiums.
  2. Churches, convents, and other places of worship.
  3. Parks, playgrounds, and nature preserves publicly owned.
  4. Temporary buildings when they are to be used only for construction purposes or as a field office within the development parcel. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of 95 percent of the

units in the development parcel.

- B. *Secondary uses:* The following uses shall be permitted as secondary uses to the condominium dwellings provided that none shall be a source of income to the owners or users of the condominium 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. Common swimming pools and tennis courts no nearer than 60 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 housed within an enclosed building.
  7. Screened garbage and/or solid waste storage on a concrete pad and no nearer than 50 feet to any adjacent "R-3.5", "R-TH", "BR", "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 Ordinance.
- C. *Conditional uses:* The following conditional uses may be permitted provided they meet the provisions of Section 48, and a conditional use permit is issued.
1. Public and non-profit institutions of an educational, religious, or cultural type excluding correctional institutions and hospitals.
  2. Nonprofit community centers.
  3. Memorial gardens and cemeteries.
  4. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of

the principal use provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.

5. Flexible Design Standards: The standards set forth in Sections 21A.F.1. (Maximum Density), 21A.F.3. (Minimum Open Space), 21A.H. (Area Regulations), 21A.G. (Height Regulations) and Section 56.1 (Off-Street Parking Requirements) may be considered flexible in order to encourage development within the “CR”, Condominium Residential District. In some situations, the above referenced sections may vary from the specific standards established upon approval of a conditional use permit by the city council.

E. *Limitation of uses:*

1. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding 72 consecutive hours, and not more than two instances during any 30-day period.

E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:

1. A plat, meeting all requirements of the City of Grapevine has been approved by the city council and recorded in the official records of Tarrant County.
2. A site plan, meeting the requirements of Section 47, has been approved.
3. A landscape plan, meeting the requirements of Section 53, has been approved.

F. *Density requirements:* The following density requirements shall apply.

1. Maximum density: 8 units per gross acre, unless increased through approval of a conditional use permit.
2. Minimum lot size: one (1) acre.
3. Minimum open space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the

provisions of Section 51.

4. Maximum building coverage: 80 percent of the total lot area.
5. Maximum impervious area: 90 percent of the total lot area.
6. Minimum floor area: Every dwelling hereafter erected, constructed, reconstructed or altered in the CR District shall have a minimum 1,200 square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as follows:

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

1. Principal structure: 3 stories, 50 feet.

Whenever a condominium structure is erected within 30 feet to an existing single-family dwelling, the number of stories and height of the condominium structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a condominium structure exceed 3 stories or 50 feet unless an increase is granted upon approval of a conditional use request by the city council.

2. Secondary structure: 1-story, 15 feet.
3. Storage building used for maintenance or mechanical equipment: 1-story, 10 feet.

H. *Area regulations:* The following minimum standards shall be required. Where there is a conflict for those properties within the Transit District Overlay boundaries, the lot dimension, yard and setback requirements stated in Table 2: *Thematic Street Space Standards*, in Section 41 B, *Transit District Overlay (TDO)* shall control.

1. Depth of front yard: 15 feet.
2. Depth of rear yard: 10 feet.
3. Width of side yard:
  - a. Interior Lots - None, only as required by building and fire code.
  - b. Corner Lots - 10 feet from the right-of-way line
4. Width of lot: 100 feet.

5. Depth of lot: 100 feet.
- I. *Buffer area regulations:* Whenever a “CR” District is located adjacent to an existing or zoned residential district of lower density development, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of 10 feet from the adjoining property line. No buffer strip shall be required between the two districts.
- J. *Off-street parking:* Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable ordinances of the city. No off-street parking shall be allowed in the front yard.
- K. *Off-street loading:* No off-street loading is required in the “CR” District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.
- L. *Landscaping requirements:* Landscaping shall be required in accordance with Section 53 of this ordinance.
- M. *Design requirements:* The following minimum design requirements shall be provided in the “CR”, Condominium District.
  1. At least 80% of any exposed exterior wall of primary and secondary buildings, excluding doors and windows, shall consist of stone, brick, tile, a combination of these materials, or material approved for use under a national model code as defined by Section 214.217 of the Texas Local Government Code published within the last three code cycles that apply to the construction, maintenance, or other alternation of a building provided the material conforms to local concerns that do not conflict with Section 3000 of the Texas Local Government Code.
  2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps, and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.
  3. The maximum length of any building shall not exceed 100 linear feet. Such limitation shall apply to any cluster of attached buildings unless there is a break in the deflection angle of at least 20 degrees and under no circumstances shall a cluster of buildings exceed 200 feet on length.

4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. Buildings shall have no more than 60 continuous feet without a horizontal and vertical break of at least 3 feet.
5. The minimum distance between any two unattached buildings shall be 10 feet or the height of the building whichever is greater. Whenever two principal structures are arranged face-to-face or back-to-back, the minimum distance shall be 50 feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings, or other architectural features.
6. Off-street parking areas shall not be closer than 10 feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within 10 feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence or wall at least 6 feet high. All fencing shall be finished on both sides.
7. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment is prohibited unless stored within a fully enclosed building. Such buildings shall also be located at least 10 feet from any adjacent property line.
8. Sidewalks shall be provided along any street, private or public, within a brownstone development upon which a brownstone has frontage. A planned development overlay shall not be used to deviate from this requirement.
9. Condominium projects approved prior to **Month Day, 2025**, shall be considered lawfully approved uses. However, any subsequent condominium development shall conform to the Design Standards Manual for Multifamily and Vertical Mixed-Use Development attached as Exhibit "A" to Section 22 of the Zoning Ordinance. An affidavit of compliance with the aforementioned standards is required to be submitted at the time of application, sealed by a licensed architect, with accompanying exhibits and documentation demonstrating/illustrating said compliance.

**Section 56, Off-Street Parking Requirements**

<b><u>Proposed Changes</u></b>		
<b>Section 56,</b>	<b>Off-Street</b>	<b>Parking Requirements</b>
Single-family dwellings: attached, detached, townhouse, <a href="#">brownstone</a> , duplex - 2 parking spaces per dwelling unit		
<del>Apartment</del>	<a href="#">Multifamily</a>	<a href="#">Dwellings</a> , <del>C</del> <a href="#">condominiums</a> , triplex, <del>and</del> fourplex, <del>and</del> <a href="#">live/work space</a> – 2 parking spaces per dwelling unit

*Table added for reference:*

Maximum Density Requirements												
	RL - Residential Low Density			RM - Residential Medium Density								RH - Residential High Density
	R-20	R-12.5	R-7.5	R-MODH	R-5.0	R-3.5	R-TH	<a href="#">BR</a>	<a href="#">CR</a>	R-3.75	R-MH	R-MF
	Single-Family	Single-Family	Single-Family	Modular Home	Zero-Lot-Line	Two-Family	Townhouse	<a href="#">Brownstone</a>	<a href="#">Condo minium</a>	Three & Four Family	Manufactured Home	Multifamily
<b>Max. Density</b>	2 DU/ac	3 DU/ac	4 DU/ac	Refers to consistency with R-7.5 District.	8 DU/ac	8 DU/ac	9 <del>8</del> DU/ac	<a href="#">8</a> DU/ac	<a href="#">8</a> DU/ac	10 DU/ac	Provides minimum acreage and lot dimensions but does not specify DUs/ac.	20 DU/ac

**Section 41B, Transit District Overlay**

**Figure 3: Preferred use Matrix**

	Intensity Sub-District		
	High	Medium	Low
Entertainment	X		
Attractions	X		
Restaurant	X	X	
Winery	X	X	
Craft Brewery	X	X	
Distillery	X	X	
Retail	X	X	
Artisan/Craft Studios & Shops	X	X	
Temporary Retail (Vendors/Kiosks)	X	X	
Mixed Use	X	X	
Office	X	X	
Personal Service		X	
Education/Vocational Institution	X	X	
Live/Work Space	X	X	
Condominium/ <del>Townhome</del>	<del>X</del>	X	X
<u>Townhome</u>		<u>X</u>	<u>X</u>
<u>Brownstone</u>		<u>X</u>	<u>X</u>
<del>Single-Family Attached</del>	<del>X</del>	<del>X</del>	<del>X</del>
Two-Family/ <u>Duplex</u>		<u>X</u>	X
Single-Family Detached			X

\*This is a summary of some of the more common possible appropriate uses; all uses will be approved through the Conditional Use process in accordance with Section 48 of the Grapevine Zoning Ordinance.