

# CITY OF GRAPEVINE

## SECONDARY STRUCTURES REQUIREMENTS



The City Council approved amendments to the Zoning Ordinance affecting all residential districts. These amendments include specific standards for secondary structures.

---

The following requirements apply to *new* or *expanded* secondary structures:

1. **Two (2) secondary structures will be allowed per residential lot, in addition to the primary dwelling unit.**
2. **A new definition for the height of secondary structures has been created, separate from the existing definition for principal structures in Section 12 of the Zoning Ordinance.**
  - Height is measured as 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.
3. **Use-specific requirements for secondary structures in any zoning district:**
  - Secondary structures shall be at least ten feet from any dwelling or structure existing or under construction on the same lot or any adjacent lot.
  - In all residential districts, a structure attached to the principal structure by only a breezeway (which shall be) no wider than six feet and shall be considered a detached secondary structure.
  - For corner lots, no secondary structure shall be located within any side yard required on the street side.
  - Any secondary structure with a roof pitch less than 3/12 cannot be taller than 12 feet in total height.

# SECONDARY STRUCTURE HEIGHT AND SETBACKS BY ZONING DISTRICT

Zoning District	Height	Side and Rear Yard Setbacks
"R-20", Single-Family District	16 Feet	Minimum 15 Feet 15 Feet + 1 Foot For Each Additional Foot Of Building Height Over 10 Feet
"R-12.5", Single-Family District		Minimum 8 Feet 8 Feet + 1 Foot For Each Additional Foot Of Building Height Over 10 Feet
"R-7.5", Single-Family District		
"R-5.0", Zero-Lot-Line District		
"R-3.5", Two-Family District	15 Feet	Minimum 6 Feet 6 Feet + 1 Foot For Each Additional Foot Of Building Height Over 10 Feet
"R-3.75", Three- And Four-Family District		
"R-MH", Manufactured Home District		
"R-TH", Townhouse District		
"R-MF", Multifamily District	15 Feet - Secondary Structure 10 Feet - Storage Structure For Maintenance And Mechanical Equipment	
"R-MODH", Modular Home District*	16 Feet - Secondary Structure	

\*120 sq. ft. - storage structure and having no plumbing

# SECONDARY STRUCTURE MAXIMUM BUILDING AREA BY LOT SIZE

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

**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 OR THE MAXIMUM STRUCTURE HEIGHT OF 16 FEET.**