

Staff Attachment

<u>City</u>	<u>Single-Family Residential Zoning District Lot Coverage</u>
Keller	<i>Set % per zoning type for main buildings; Set % including accessory buildings, pools, driveways, parking areas, and any impervious surface.</i>
Allen	30% on the larger zonings and 55% on the smaller zonings which includes the following impervious surfaces main, accessory buildings and any covered surfaces (pools excluded)
Bedford	40% building/structures only, not pools or sidewalks for larger lots; 50% for medium lots; goes up with smaller lots; 80% MD-4 (townhomes)
Burleson	No lot coverage requirement in zoning code
Colleyville	Only calculates footprint of house and accessory buildings.
Coppell	20% building only for SF-ED zoning; 25% SF-18; 35% SF-12 & SF-9; 40% for SF-7
Eules	Building only; 40% for R-IC; 40% for R-I; 50% for R-IL 50% for R-IA (Acc. & primary building)
Flower Mound	Only calculates footprint of house and accessory buildings.
Fort Worth	Only calculates footprint of house and accessory buildings.
Grapevine	Only calculates footprint of house and accessory buildings.
Haltom City	Building only; 50% for SF-1 and SF-2; Front yard impervious coverage (any material that limits infiltration of storm water) 60% for SF-1 & SF-2
Haslet	Only calculates footprint of house and accessory buildings.
Mansfield	Buildings only; 45% for SF-7.8 – SF-12
North Richland Hills	20% Rear Yard Open Space. Rear yard open space means an area reserved as an open space in the rear portion of a yard which extends from one side property line to another side property line and abutting the rear property line. The rear yard open space shall not protrude beyond the two most extreme corners of the main structure and no part of a residential dwelling unit may be constructed so as to occupy any portion of the rear yard open space.
Southlake	Only calculates footprint of house and accessory buildings.
Watauga	60% Max all Impervious Surfaces are calculated 5,500 sf-6,500 sf avg. lot size.

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<b>City</b>	<b>Lot-to-Lot Drainage Allowed</b>
<i>Keller</i>	<i>Surface runoff from residential lots shall cross no more than one additional lot before being discharged to an adequate discharge point in a public right-of-way (R.O.W.) or drainage easement. When the flow reaches the second lot, side lot swales shall be in place to direct the flow to the street or to a drainage system within a public easement in the rear yard. See attached Section 5.24 for Residential Drainage Requirements</i>
Allen	Only allowed within a private drainage easement.
Bedford	May cross up to two lots or provide a drainage easement (80% to front of lot).
Burleson	Strongly discouraged – HOA assumes responsibility for private swales etc.
*Colleyville	-
Coppell	Only allowed with a private drainage easement
Euless	Strongly discouraged – flumes/inlets required if draining from lot to lot.
Flower Mound	Only allowed within a private drainage easement.
Grapevine	May cross up to two (2) lots or provide a drainage easement.
Haltom City	Only allowed with a private drainage easement
Mansfield	May cross up to two (2) lots or provide a drainage easement.
North Richland Hills	May cross up to two (2) lots or provide a drainage easement via flumes.
Southlake	May cross up to two (2) lots or provide a drainage easement Note: trees/walls
*Watauga	-

\*City did not provide a response to inquiry

<b>City</b>	<b>Setbacks for Pools/Pool Decking</b>
<i>Keller</i>	None (allowed within building setbacks outside any easements); Engineering is required if within 10' of property line
Allen	Must remain at least 3' from property line; 5' from any structure
Bedford	Must remain at least 5' from property line
Burleson	Must remain at least 3' from property line unless Engineered; 6' from foundation unless Engineered
*Colleyville	-
Coppell	Not allowed within setbacks
Euless	Allowed in rear setback, but not in side setback
*Flower Mound	-
Grapevine	Allowed in rear setback, but not in side setback
Haltom City	Allowed in rear setback, but not in side setback
Mansfield	Must remain at least 7' from property line
North Richland Hills	Allowed in rear setback, but not in side setback
Southlake	Must remain at least 5' from property line
*Watauga	Must remain at least 5' from property line

\*City did not provide a response to inquiry