

City of Lewisville
Lot Size and Setback Requirements

RESIDENTIAL:

8-4A-2: **LOT SIZE:** The minimum lot size for a residential dwelling is one acre with forty three thousand five hundred sixty (43,560) square feet and must have a minimum width front yard of one hundred feet (1 00') fronting a dedicated street or road. (Ord. 9-1 0-B, 9-8-201 0)

8-4A-5: BUILDING SETBACK REQUIREMENTS FOR RESIDENTIAL DWELLINGS:

- A. Single frontage lots: Both side yards must be fifteen feet (15') from the property line.
- B. Front yard and side yard setback on lots adjacent to main arterial roads, i.e. North 3500 East (Highway 48), East 500 North and North 3400 East shall be no less than ninety (90) feet from the centerline of the road or forty (40) feet from the surveyed property line.
- C. All lots within the City on non-arterial roads shall have a front and side setback of no less than sixty-five (65) feet from the centerline of the road or fifteen (15) feet from the surveyed property line.
- D. Rear yard: Fifty feet (50') from property line.
- E. No portion of the structure may penetrate into any required yard space. (Ord. 9-10-B, 9-8-2010, Ord. 2019-1)

8-4 B-5: COMMERCIAL SETBACK AND LOT LINE REQUIREMENTS:

- A. No front or side yards shall be required for commercially zoned lots except when a building or group of buildings is immediately adjacent to a residential zone. There shall be a side setback of not less than fifteen (15) feet when adjacent to a residential zone.
- B. A minimum of a twenty (20) foot rear setback shall be required.
- C. No portion of the structure may penetrate into any required yard space. (Ord. 2019-1)

8-4A-6: **ACCESSORY USES:** Accessory uses are permitted. Such uses shall be limited to thirty five feet (35') in height and shall not encroach upon the front yard setback requirement. Accessory buildings can be located ten feet (1 0') from the side and rear property lines, except on corner lots where they must meet setback requirements for residential dwellings. (Ord. 9-1 0-B, 9-8-201 0)

RR/C RECREATIONAL RESIDENTIAL/COMMERCIAL ZONE:

8-4C-5: SETBACK AND LOT LINE REQUIREMENTS: Same as R-1. (Ord. 9-1 0-B, 9-8-201 0)

8-4C-6: AREA REQUIREMENTS: Same as R-1. (Ord. 9-1 0-B, 9-8-201 0)

8-4C-7: ACCESSORY USES: Same as R-1. (Ord. 9-10-B, 9-8-201 0)