

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. Corner lot: Street side yard ninety feet (90') from center of street.
- C. Rear yard: Fifty feet (50') from property line.
- D. Front yard: Ninety feet (90') from center of street.
- E. No portion of the structure may penetrate into any required yard space. (Ord. 9-1 0-B, 9-8-201 0)

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)

COMMERCIAL:

8-48-5: **SETBACK AND LOT LINE REQUIREMENTS:** Same as R-1. (Ord. 9-1 0-B, 9-8-201 0)

8-48-6: **AREA REQUIREMENTS:** Same as R-1. (Ord. 9-1 0-B, 9-8-201 0)

8-48-7: **ACCESSORY USES:** Same as R-1. (Ord. 9-10-B, 9-8-2010)

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)