



SUB-AREA 3 MATRIX OF DEVELOPMENT STANDARDS (Sam Dealey, Kessler Woods and Timbergrove) PAGE 1/2

Issue	Standard Zoning (R-7.5)	Specifications
Height	30 feet maximum (measured from the mid-point of the lowest eave to the top of house)	30 feet maximum (measured from grade to the mid-point of the lowest eave to the top of house)
Front yard setback	25 feet minimum	Average of the two adjacent homes except for 910 and 940 W Colorado which shall have a 25' setback measured from the curb or property line, whichever is greater. Corner lot homes will have a minimum setback of the adjacent property.
Rear yard setback	5 feet minimum	5 feet minimum for a structure up to 15 feet tall. Structures must be setback at a 1:3 ratio of setback to height of structure. Thus an 18 foot structure must have a 6 foot setback; a 30 foot structure must have a 10 foot setback. Chimneys are not subjected to this ruling.
Side yard setback	5 feet minimum	5 feet minimum for a structure up to 15 feet tall. Structures must be setback at a 1:3 ratio of setback to height of structure. Thus an 18 foot structure must have a 6 foot setback; a 30 foot structure must have a 10 foot setback. Chimneys are not subjected to this ruling.
Front yard fences Height/Material	4 feet maximum height No regulation	4 feet maximum height No chain link
Rear yard fences Height/Material	9 feet maximum height No regulation	9 feet maximum height
Corner side yard fences Height/Material	9 feet maximum height No regulation	9 feet maximum height
Driveways	#	No regulation
Lot width	#	No regulation
Lot coverage*	45%	45%
Lot size*	7500 square foot minimum	7500 square foot minimum
Stories*	No maximum	2 story maximum
Floor Area Ratio	No maximum	No regulation
Accessory Structures	#	No regulation
Remodeling	#	No regulation
Additions	#	No regulation
2nd story additions	#	No regulation
Architecture (New construction/ Remodeling)	#	No regulation
Building materials	#	EIFS is prohibited
Roofing material	#	No regulation
Roof type	#	No regulation
Porch enclosures	#	No regulation
Front yard coverage	#	30% maximum of non-plant life material such as cement, stone, gravel, pavers, etc.
House width	#	No regulation
Painting brick/stone front	#	No regulation

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Issue	Standard Zoning (R-7.5)	Specifications
Paint Colors	#	No regulation
Garages and carports	#	No regulation
Parkway trees	#	No regulation
Retaining walls	#	No regulation
Demolition	Requires demolition permit	A significant house as designated by Preservation Dallas (March 2004) may only be demolished if the cost of bringing the house in compliance with all applicable building code requirements using materials similar to the conveying appearance of original materials is greater than 80% of the structure's value according to DCAD
Parking	#	Recreational vehicles, trailers and boats shall be parked behind the front building setback and screened from public view.
Foundations	#	No regulation
Windows	#	No regulation

** In sub-area 3, all of these standards were discussed and voted on prior to making their final recommendations. The group made a conscientious effort to limit the number of regulations imposed on their sub-area. Thus, many of those discussed were voted to remain as they are today. This is indicated by the phrase "No regulation" next to them.*