

## Section 14.1 - Lot Design Standards (Residential)

Article 14.1 Lot Design Standards (Residential)									
District Code	Zoning District (for setbacks in Overlay Districts reference UDC Article 4)				SETBACKS			Maximum Building Height (in feet) <sup>11</sup>	Maximum Lot/ Impervious Coverage (%)
		Maximum Develop. Density (units/ac)	Minimum Lot Area (ft <sup>2</sup> )/*Maximum Lot Area (ac)	Minimum Lot Width	Minimum Front BSL	Minimum Rear BSL	Minimum Side BSL		
	RESIDENTIAL								
AG	Agricultural - Homestead	None	None	None	35	10	10	35 <sup>8</sup>	35 <sup>2</sup>
SF-1 <sup>10</sup>	Estate Residential	1.00	43,560 <sup>1</sup>	100	40	25	25 <sup>7</sup>	35	35 <sup>2</sup>
SF-2	Low Density Residential	2.00	21,000	85	35	25	15 <sup>7</sup>	35	35 <sup>2</sup>
SF-3 <sup>10</sup>	Low-Medium Density Residential	3.00	12,000	80	25	25 <sup>9</sup>	10 <sup>6, 7</sup>	35	40 <sup>5</sup>

SF-4 <sup>10</sup>	Medium Density Residential	4.00	9,200	70	25	10 <sup>9</sup>	10 <sup>6,7</sup>	35	50 <sup>5</sup>
SF-5	Medium-High Density Residential	5.00	7,200	65	25 <sup>3</sup>	10 <sup>9</sup>	10 <sup>7</sup>	35	55
SF-6	High Density Residential	5.50	6,600	60	25 <sup>3</sup>	10 <sup>9</sup>	10 <sup>7</sup>	35	60
TF-1	Two-Family Residential	12.00	9,000	75	25	10	10	35	60
MF1	Multifamily Residential	18.00	*20	100	25 <sup>4</sup>	10	10	45	75
MF2	Multifamily Residential	24.00	*30	100	25 <sup>4</sup>	10	10	45	80
MH1	Manufactured Home	5.50	6,600	75	25	20	10	35	40
MH2	Manufactured Housing Park	12.00	43,560	55	25 <sup>4</sup>	10	5	35	50

## Notes:

- 1 Lots for which an on-site sewage facility is proposed are subject to Title 30, Texas Administrative Code, Chapter 285. The application of Chapter 285 may require larger minimum lot sizes than the City of Cibolo UDC. In such cases, the more restrictive shall apply.
- 2 Maximum lot coverage is 35%, not to exceed 15,000 square feet.
- 3 Minimum 18' front yard setback for garage, if not served from rear alley. (Pertains to vested SF-3 lots prior to Feb. 26, 2013.)
- 4 May be reduced to 15' if parking provided at side or rear of building.
- 5 The maximum lot coverage for this district shall not restrict the placement of one (1) accessory structure of less than 100 square feet, provided such structure is placed on skids and complies with the requirements of [Article 15](#), and does not interfere with the use of any easement present.
- 6 Minimum 15 feet between homes, but not less than 5 feet on either side of the common side lot line for lots vested prior to Feb. 26, 2013.
- 7 Corner lots: Any garage or carport facing the side street must be set back not less than 20 feet.
- 8 The maximum height pertains only to the height of a home. The height of accessory agricultural structures, such as barns, windmills and silos, is not restricted.
- 9 A side yard setback of 5.0' feet shall be permitted for any SF-2 and SF-3 lot vested prior to Feb. 26, 2013.
- 10 Requires two (2) side yards to have a combined total of 15 feet, with a 5' minimum on one side and a 10' minimum on the other side.
- 11 Reference Appendix B for Height Exhibit.