

CITY OF TYLER, TX

GENERAL DEVELOPMENT STANDARDS

ZONE	USE	MAXIMUM HEIGHT		REQUIRED YARDS			MINIMUM AREA		MINIMUM LOT WIDTH	PARKING REQUIRED	
		STORIES	FEET	FRONT	SIDE	REAR	PER LOT	PER DWELLING UNIT			
Agricultural											
AG	Agriculture Single-Family Detached, Parks, Modular Housing, Religious Centers, Golf Course,	2.5	42 ft.	25 ft. (Residential) 100 ft. (Livestock) 50 ft. (Poultry)	7.5 ft. (Residential Only)	25 ft. (Residential) 100 ft. (Livestock) 50 ft. (Poultry)	1-acre		35 ft.	(2) Dwelling Unit (DU)	
Residential Estate											
RE	Residential Estate Single-Family Detached, Parks, Modular Housing, Religious Centers, Group Living (<6), Schools, Golf Course		42 ft.		50 ft.	12.5 ft. (side interior) 25 ft. (side,corner)	50 ft.	43,560 sq.ft.	1 du/ac	50 ft.	(2) Dwelling Unit (DU)
One Family Residential											
R-1A	Single Family Residential District Single-Family Detached, Parks, Modular Housing, Religious Centers, Group Living (<6), Schools, Golf Course		42 ft.		25 ft.	12.5 ft. (side interior) 25 ft. (side,corner)	25 ft.	9,000 sq.ft.	4.84 du/ac	35 ft.	SFR - 2 / Dwelling Unit Group Living (<6) = 2 / Dwelling Unit Group Living (<6) + 1 Visitor Space
R-1B	Single Family Residential District Single-Family Detached, Parks, Modular Housing, Religious Centers, Group Living (<6), Schools, Golf Course		42 ft.		25 ft.	6 ft. (side interior) 12 ft. (side,corner)	25 ft.	6,000 sq. ft.	7.26 du/ac	35 ft.	SFR - 2 / Dwelling Unit Group Living (<6) = 2 / Dwelling Unit Group Living (<6) + 1 Visitor Space
R-1C	Single Family Residential District Single-Family Detached, Gargage Apartments Modular Housing, Religious Centers, Group Living (<6), Schools, Golf Course		42 ft.		25 ft.	6 ft. (side interior) 12 ft. (side,corner)	25 ft.	6,000 sq.ft.	7.26 du/ac	35 ft.	SFR - 2 / Dwelling Unit Group Living (<6) = 2 / Dwelling Unit Group Living (<6) + 1 Visitor Space
R-1D	Single Family Detached & Attached Dist. Single-Family Detached & Attached, Modular Housing, Religious Centers, Group Living (<6), Schools, Golf Course		42 ft.		25 ft.	0 ft. (side interior) 12 ft. (side,corner)	15 ft.	3,000 sq.ft.	14.5 du/ac	35 ft.	SFR - 2 / Dwelling Unit Group Living (<6) = 2 / Dwelling Unit Group Living (<6) + 1 Visitor Space
PUR	Planned Unit Residential Single-Family Detached & Attached, Modular Housing, Religious Centers, Group Living (<6), Schools, Golf Course		42 ft.		(1)* [1]	(1)* (side interior) (1)* (side,corner) [2]	(1)* [3]	(1)* [4]	12 du/ac	25 ft.	SFR - 2 / Dwelling Unit Group Living (<6) = 2 / Dwelling Unit Group Living (<6) + 1 Visitor Space
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Multifamily Residential											
R-2	Two-Family Residential (Duplex) Single-Family Residence, Detached & Attached Two-Family Duplex, Garage Apartment Modular Housing, Manufactured Housing Group Living (<6), Religious Centers Schools, Parks		42 ft.		25 ft.	6 ft. (side interior) 12 ft. (side,corner)	25 ft.	7,500 sq.ft.	11.6 du/ac	35 ft.	2 / Dwelling Unit
R-MF	Multi-Family Residential District Multi-Family, Garage Apartment Two-Family Duplex, Garage Apartment Group Living (<6 & >7) Religious Centers Schools, Parks, College Dormitory (Off-Campus)		50 ft.		25 ft.	25 ft. (side interior) 12 ft. (side,corner)	25 ft.	12,500 sq.ft.	24 du/ac	45 ft.	1.5 (for a 1+ bedroom unit) 2 (for a 2+ bedroom unit)
R-MH	Manufactured Home Residential District Manufactured Home, Manufactured Housing/ Mobile Home Park Religious Centers, Schools, Parks		18 ft.		25 ft.	10 ft. (side interior) 15 ft. (side,corner)	10 ft.	6,000 sq.ft.	25 ft. (District Boundary) 20 ft. (Building Separation)	35 ft.	2 / Dwelling Unit
PMF	Planned Multi-Family District Single-Family Residence- Attached Two-Family Duplex, Garage Apartment, Multi-Family Group Living (6- > 7) Religious Centers Schools, Day Care, College Dormitories (Off-Campus)		(1)* [5]		(1)* [6]	(1)* (side interior) 25 ft. (side,corner) [7]	(1)* [8]	(1)* [9]	(1)* [10]	25 ft.	1.5 (for a 1+ bedroom unit) 2 (for a 2+ bedroom unit)
NR	Neighborhood Residential District Single-Family Residence, Detached & Attached Two-Family Duplex, Garage Apartment Group Living (<6) Religious Centers Schools, Parks, Modular Housing		42 ft.		20 ft.	25 ft. (side interior) 25 ft. (side,corner)	25 ft.	43,560 sq.ft.	10 du/ac	35 ft.	1.5 (for a 1+ bedroom unit) 2 (for a 2+ bedroom unit)
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Commercial											
C-1	Light Commercial District Medical Offices, Professional Offices, Retail Sales, Restaurant (w/wo Drive Thru), Bank, Private Club Veteranian Clinic Religious Centers Nursing Home Rehabilitation, Assisted Living Center	2.5	42 ft.		10 ft.	0 ft. (side interior) 15 ft. (side,corner)	10 ft.	7,000 sq.ft.	60 % (Max. Lot Coverage) 15 ft. (Building Separation)	70 ft.	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/ 4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [11]
C-2	General Commercial District Medical Offices, Professional Offices, Retail Sales, Restaurant (w/wo Drive Thru), Bank, Private Club Veteranian Clinic Religious Centers, Commercial Cleaning, Nursing Home Rehabilitation, Assisted Living Center	1	45 ft.		10 ft.	0 ft. (side interior) 15 ft. (side,corner)	10 ft.	14,000 sq.ft.	60 % (Max. Lot Coverage) 15 ft. (Building Separation)	80 ft.	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/ 4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [12]
DBAC	Downtown Business, Arts & Culture District Medical Offices, Professional Offices, Retail Sales, Restaurant (w/wo Drive Thru), Bank, Private Club Veteranian Clinic Religious Centers, Commercial Cleaning, Single-Family Residential Attached (Townhouse) (Rowhouse) - Multi-Family (Apartment) (Condominium)	20	25 ft. per story		0 ft.	0 ft. (side interior) 0 ft. (side,corner)	0 ft.	2,500 sq.ft.	100% % (Max. Lot Coverage) 0 ft. (Building Separation) [13]	25 ft.	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/ 4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [14]

PMXD-1	Planned Mixed-Use District-1 Medical Offices, Professional Offices, Retail Sales, Restaurant (w/wo Drive Thru), Bank, Private Club, Veteranian Clinic Religious Centers, Commercial Cleaning, Single-Family Residential Attached (Townhouse) -Multi-Family (Apartment) (Condominium)	5	55 ft. (Max. Height) 25 ft. (Max Per Story)	(1)* [15]	(1)* [16]	(1)* [17]	5-acres ** [18]	(1)* (Max. Lot Coverage) (1)* (Building Separation) [19]	(1)* [20]	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [21]
PMXD-2	Planned Mixed-Use District-1 Medical Offices, Professional Offices, Retail Sales, Restaurant (w/wo Drive Thru), Bank, Private Club, Veteranian Clinic Religious Centers, Commercial Cleaning, Single-Family Residential Attached (Townhouse) -Multi-Family (Apartment) (Condominium)	15	165 ft. (Max. Height) 25 ft. (Max Per Story)	(1)* [22]	(1)* [23]	(1)* [24]	5-acres ** [25]	(1)* (Max. Lot Coverage) (1)* (Building Separation) [26]	(1)* [27]	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [28]
PCD	Planned Commercial Development District Medical Offices, Professional Offices, Retail Sales, Restaurant (w/wo Drive Thru), Bank, Private Club, Veteranian Clinic, Religious Centers, Commercial Cleaning	(1)* [29]	45 ft.* [30]	(1)*	(1)* [31]	(1)* [32]	(1)* [33]	(1)* (Max. Lot Coverage) (1)* (Building Separation) [34]	(1)* [35]	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [36]

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Industrial

M-1	Light Industrial District Medical Offices, Professional Offices, Retail Sales, Convension Center, Farming, Construction Sales, Bus Station, Religious Centers, Cultural Facilities and Libraries	N/A	45'+ 1' addl 1' setback	10 ft.	0 ft. (side interior) 15 ft. (side,corner)	25 ft.	15,000 sq.ft.	50 % (Max. Lot Coverage) 15 ft. (Building Separation)	80 ft.	Manufacturing / Industrial Uses: 1/ 1,000 sq. ft. GFA Warehouse and Freight Movement: 1/2000 sq. ft. for indoor and outdoor storage areas + 1/250 sq. ft. interior office. Wholesale Trade: 2 spaces +1/ each additional 500 sq. ft. floor area >1k sq.ft [37]
M-2	General Industrial District Medical Offices, Professional Offices, Retail Sales, Convension Center, Farming, Construction Sales, Bus Station, Religious Centers, Cultural Facilities and Libraries	N/A	45'+ 1' addl 1' setback	10 ft.	0 ft. (side interior) 15 ft. (side,corner)	25 ft.	15,000 sq.ft.	60 % (Max. Lot Coverage) 15 ft. (Building Separation)	80 ft.	Manufacturing / Industrial Uses: 1/ 1,000 sq. ft. GFA Warehouse and Freight Movement: 1/2000 sq. ft. for indoor and outdoor storage areas + 1/250 sq. ft. interior office. Wholesale Trade: 2 spaces +1/ each additional 500 sq. ft. floor area >1k sq.ft [38]

Overlay and Special Purpose Districts

AR	Adaptive Reuse District Single-Family Detached, Medical Office (3-4 max) Community Residence (6 or fewer residents), Professional Offices, Religious Centers, Art Studio, Barber Shop	2.5	42 ft.	25 ft.	6 ft. (side interior) 12 ft. (side,corner)	25 ft.	7,000 sq.ft.	60 % (Max. Lot Coverage) 15 ft. (Building Separation)	35 ft.	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [39]
RPO	Restricted Professional Office District Cultural Facilities & Libraries, Medical Office (3-4 max) Credit Union, Private Club, Florist Shop, Office Park, Professional Services Offices, Religious Centers, Art Studio	2.5	42 ft.	10 ft.	6 ft. (side interior) 25 ft. multi-bldg. complex 12 ft. (side, corner)	10 ft.	7,000 sq.ft.	60 % (Max. Lot Coverage) 25 ft. (Building Separation)	35 ft.	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [40]
POD	Planned Office District Planned Medical Offices (3-4 max), Planned Schools, Planned Religious Centers, Planned Retail (Bakery, Florist, Clothing) Planned Professional Offices, Planned Personal Consumer Services	(1)* [41]	42 ft. (adjacent to residential)	(1)* [42]	(1)* (side interior) (1)* (side,corner) [43]	(1)* [44]	(1)* [45]	(1)* % (Max. Lot Coverage) (1)* (Building Separation) [46]	(1)* [47]	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [48]
MU-O	Municipal Use Overlay District RV Park, Cultural Facilities, Libraries, Concert Venue, Zoo, Bus Station, Airports, Heliports, Convenience Store, Religious Centers, Restaurant (With or W/out Drive-Thru)	N/A	42 ft. (adjacent to residential)	0 ft.	0 ft. (side interior) 0 ft. (side,corner) [49]	0 ft.	0	100 % (Max. Lot Coverage) 0 ft. (Building Separation)	0	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [50]
INT	Institutional District Assisted Living Facility, Rehab Recovery Facility, Hospital, Cultural Facility, Libraries, College, University, or Seminary, Laboratory Research Center, Religious Centers, Credit Union, Schools	N/A	120 ft.	25 ft.	5 ft. (side interior) 12 ft. (side,corner) [51]	10 ft.	5-acres	60 % (Max. Lot Coverage) 15 ft. (Building Separation)	200 ft.	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [52]
OSP	Open Space and Parkland District Park, Golf Course, Zoo, Equine Stables, Greenhouse Nursery.	N/A	35 ft.	15 ft.	N/A	N/A	1-acre	25 % (Max. Lot Coverage) 0 ft. (Building Separation)	N/A	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [53]
CC-O	Commercial Corridor Overlay District (C-1 & C-2 Base Districts) Medical Offices, Professional Offices, Retail Sales, Restaurant (w/wo Drive Thru), Bank, Private Club, Veteranian Clinic Religious Centers, Commercial Cleaning, Nursing Home Rehabilitation, Assisted Living Center	(1)*	(1)* 42+1' / addl 1' setback (residential adjacent)		Adjacent to R district (rear) 25 Adjacent to R district (side) 25 Adjacent ROW (side or rear) 25		Base zone applies	N/A % (Max. Lot Coverage) (1)* (Building Separation)	(1)* [54]	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [55]
HD-O	Historic Overlay District Permitted Land Uses are those that align with the Base Zoning District in which the property resides. Refer to the Permitted Use Chart for that specific Base Zoning District.	N/A	N/A	N/A	N/A	N/A	Base zone applies	N/A % (Max. Lot Coverage) N/A (Building Separation)	N/A	*Varies by Use: 1/100 sq. ft. GFA 1/200 sq. ft. GFA, 1/250 ft GFA 1/4 seats for theaters, 1/375 sq. ft. GFA 1/300 sq. ft. activity area [56]

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[11] See Table: ARTICLE VI. DEVELOPMENT STANDARDS
DIVISION E. Off-Street Parking

Pg. (293)

[12] See Table: ARTICLE VI. DEVELOPMENT STANDARDS
DIVISION E. Off-Street Parking

Pg. (293)

[13] 100% building coverage is allowed, however, all parking lots must reserve 15% of the total parking area for landscaping.

See Section 10-295 for landscape area requirements. (Ord. No. 0-2012-38; 4/25/12) (Ord. No. 0-2014-8; 1/22/14) (Ord. No. 0-2014-97; 10/22/14)

[14] See Table: ARTICLE VI. DEVELOPMENT STANDARDS
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[15] Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.

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[17] Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.

[18] Recommended; total development area for a PMXD-1 or PMXD-2 may be fewer than 5 acres subject to approval by the planning and zoning commission and city council as part of the site development plan.

d. Exceptions to the 5-acre minimum:

1) projects smaller than five acres that are considered to be a phase or extension of an existing mixed use development and 2) single buildings or a building complex in which a mix of two or more land uses is proposed (e.g., condominiums and retail stores). (Ord. No. 0-2009-19; 3/11/09) (Ord. No. 0-2011-45; 6/8/11)

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[25] Recommended; total development area for a PMXD-1 or PMXD-2 may be fewer than 5 acres subject to approval by the planning and zoning commission and city council as part of the site development plan.

d. Exceptions to the 5-acre minimum:

1) projects smaller than five acres that are considered to be a phase or extension of an existing mixed use development and 2) single buildings or a building complex in which a mix of two or more land uses is proposed (e.g., condominiums and retail stores). (Ord. No. 0-2009-19; 3/11/09) (Ord. No. 0-2011-45; 6/8/11)

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[29] Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.

[30] Maximum height is 45 feet plus 1 foot additional for each additional foot beyond a 10 feet setback when abutting a non-residential district and a 25 feet setback when abutting a residential district.

[31] Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.

[32] Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.

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