

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Michele Berry, Senior Planner, Part-Time

DATE: August 18, 2026

SUBJECT: **An Ordinance of the Lewisville City Council Amending Volume II of the Lewisville City Code, Known as the Unified Development Code; Amending Article II, Chapter 2, “Definitions” to add and Modify Definitions Impacted by the Changes Below; Amending Article III, Chapter 4, Section 3, “Engineering Site Plan Requirements and Approval” to Require Outside Storage to be Shown on Engineering Site Plans and Make Other Nonsubstantive Changes; Amending Chapter VII.2, “Allowed Uses by District”, Exhibits VII.2.3-2 Through VII.2.3-4 to Update References to Supplemental Use Regulations, Allow Independent Living Facilities in the Medical District, Allow Community Centers in the Old Town Mixed Use 2, Mixed Use And Mixed-Use 90 Zoning Districts, And Clarify That Electric Vehicle Charging Stations are Allowed by Right in All Zoning Districts as an Accessory Use; Amending Article VII, Chapter 3, "Supplemental Use Regulations," to Modify Certain Supplemental Use Standards Regulating Accessory Buildings and Structures, Backyard Cottages, Bed And Breakfasts, Food Truck Parks, Hotels, Motels, Inns, or Extended Stay Hotels, Home Occupations, Outside Storage, Independent Living, Assisted Living, Long Term Care Or Continuing Care Facility, Single-Family Attached Dwellings (Townhouses), Solar Energy Systems, State-Licensed Vehicle Storage Facilities, Temporary Construction Buildings, and Multi-Family Dwellings, to add Supplemental Standards for Unmanned Aircraft Systems, and to Clarify Relief Procedures for Supplemental Use Regulations; Amending Article VIII, Chapter 5, “Screening Requirements” to Add Standards for Screening Outside Storage and Ground-Mounted Solar Energy Systems; Amending Article VIII, Chapter 1 “Off-Street Parking Standards” to Clarify Requirements Related to Parking for Duplexes and Non-Residential Uses; and Making Other Minor Clarifying Amendments Throughout the Above-Listed Provisions; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.**

BACKGROUND:

This text amendment began as an update to the supplemental standards to allow for Unmanned Aircraft Systems and to make Backyard Cottage regulations more flexible. Additional changes were made to clarify relief procedures for all supplemental standards, whether they are modified through

administrative modifications, alternative standard procedures, or Special Use Permits. Further updates were made to other sections of the UDC to add definitions and update the use charts. Several state legislative updates necessitated changes to food truck parks and home occupations. In addition, all supplemental standards were reviewed and updated as needed.

ANALYSIS:

The primary objectives of this code update are to:

- Align local regulations with recent Texas state legislation
- Establish standards for Unmanned Aircraft Systems.
- Make backyard cottage easier.
- Correct inadvertent omissions from previous UDC adoptions
- Relocate and consolidate screening requirements and parking requirements.
- Establish a standardized "Alternative Standard" relief mechanism across design-based regulations.

Engineering Site Plan Updates (Exhibit A)

- Must now show the location and screening of all outside storage along with outdoor receptacles.

Use Table Updates (Exhibit B)

- Electric Vehicle Charging Stations: Added as an accessory use in all zoning districts, with the stipulation that they are reserved for residents and their guests in residential districts. While currently allowed in practice, explicitly stating this in the code supports qualification for energy and sustainability recognition.
- Unmanned Aircraft System Staging Areas: Added as allowed accessory uses in the GB, GB-2, LI, WH, HI, and PU zoning districts, and require an SUP in the MD and LC districts.
- Independent Living Facilities: Added as an allowed use in the MD zoning district, aligning with Assisted Living and Continuing Care Facilities.

Supplemental Standards Updates (Exhibit C)

General: Language was added to clarify when an alternative standard or Specific Use Permit is required to amend supplemental standards.

Unmanned Aircraft Systems (UAS) are added as an accessory use. Three new definitions are added to support this use.

- *Unmanned Aircraft (NEW):* Defined as an aircraft operated without direct human intervention from within or on the aircraft (commonly referred to as a drone).
- *Unmanned Aircraft System (UAS) (NEW):* Defined as an unmanned aircraft and its associated operational elements required for safe and efficient flight.

- *Unmanned Aircraft System (UAS) Staging Area (NEW)*: Defined as a designated accessory area for launch pads, takeoff/landing zones, docking stations, required safety zones, outdoor storage, and accessory structures.
- *Supplemental Standards (Section VII.3.25)*: Prohibits staging areas within 300 feet of residential uses, parks, hospitals (unless serving the hospital), and LLELA. Limits ground-mounted staging areas to 1,000 sq. ft. or 10% of the lot area. Authorizes a 10% reduction in required minimum site parking to accommodate staging facilities. Caps side-mounted staging height at the roofline and prohibits street-facing facade installations. Prohibits chain-link fencing (requires wrought iron, tubular steel, or matching masonry). Exempts police and fire department operations.

Backyard Cottages Standards were simplified or reduced to make placement feasible on a wider variety of lots. Many standards reflect the assessment and analysis of existing Lewisville lots conducted by UTA..

- Reduced minimum size from 400 square feet to 300 square feet.
- Allowed cottages to be attached or detached. If detached, they must comply with the building code for separation from the main building; the local 10-foot separation requirement was removed. The 10-foot distance is already governed by the building code regarding openings and fire ratings, offering flexibility while maintaining safety. If attached, cottages must comply with all zoning height and yard requirements for the main home.
- Added parking flexibility: Retains the requirement for one dedicated off-street parking space for the backyard cottage while removing restrictive language regarding placement location, contiguity with the existing driveway, and tandem spaces. This provides flexibility where alleys exist. Residential driveway standards limiting paved width and area in front yards still apply.
- Removed the specific prohibition against temporary buildings as redundant, since temporary residential structures are already prohibited.

Bed and Breakfasts: Stay limitations were increased from 10 days to 30 days to align with hotel and motel standards.

Duplexes: Supplemental standards for duplexes were relocated to the Parking Standards section, as all regulations pertain to garage doors, parking, and driveway locations.

Food Truck Parks: Removed the 12-hour limit and commissary servicing requirement to align with state law. Pavement parking requirements remain.

Hotels, Motels, Inns, and Extended Stay Hotels: Amended to clarify cross-references to Subsection B instead of Subsection A without altering substantive regulations.

Home Occupations: Revised to align with updated state statutes. Prohibitions against vehicle or engine repair/servicing (where no external evidence exists) and restrictions limiting employees strictly to residents were removed.

Outside Storage: Screening requirements were moved to the screening section of the code.

Independent Living, Assisted Living, Long-Term Care, or Continuing Care Facilities: Removed the requirement that "minimum dwelling unit sizes shall comply with state regulations for facilities eligible to receive Medicare/Medicaid funding," as this is an unenforced state regulation.

Single-Family Attached Dwellings (Townhouses): Removed the rule that one unit may not be located above another, as it duplicates existing definitions.

Solar Energy Systems: Screening standards were relocated to the general screening section of the UDC under ground-mounted mechanical equipment.

State-Licensed Vehicle Storage: Extended the allowable storage timeframe from 30 days to 45 days to accommodate complex police investigations.

Screening Requirement Updates (Exhibit D):

- Screening for Outside Storage (Section III.5.6): Transferred from Chapter VII.3. Requires a 6-foot solid fence or wall depending on street proximity; prohibits chain-link fencing with vinyl slats for screening.
- Screening for Ground-Mounted Solar Energy Systems (Section VIII.5.7): Transferred from Chapter VII.3. Requires a 6-foot solid fence for residential installations and an 8-foot screening wall for non-residential installations.
- Director's Administrative Authority (Section VIII.5.8): Relocated to Section VIII.5.8 with no substantive changes.

Off-Street Parking & Driveway Standards (Exhibits E & F):

- **Duplex Garages & Parking:** Relocated from VII.3 to VIII.1.2. Reworded for clarity without substantive changes:
 - Duplexes constructed after the adoption of this UDC shall not have off-street parking located in any portion of a front yard between the principal building and a public or private street. If an existing structure is converted to a duplex, existing parking between the principal building and street may remain but cannot be enlarged.
 - Duplex lots outside the Duplex (DU) zoning district shall not have garage doors facing a public or private street that is not an alley. Converted single-family homes may keep, but not enlarge, an existing street-facing garage door.
 - Front-entry duplexes located in the Duplex (DU) zoning district may have street-facing garage doors.
- **Single-Family Detached Standards:** Incorporated Section VIII.1.5 standards into Section VIII.1.2.
 - *Context:* Existing language in VIII.1.5 stated: "For lots with front entry upon which single-family detached dwellings and duplexes are located, Garages on single family detached and two-family dwelling are allowed facing the street only if the garage does not extend more than five (5) feet from the face of the dwelling. In addition, if the lot is 40 feet or less in width the garage doors shall either have windows, decorative hardware, or be limited to nine (9) feet in width."

- *Update:* This duplicated and conflicted with Section VIII.1.2, which mandated different enhanced garage standards regardless of home width. The proposed revision provides a 9-foot minimum width as an option for street-facing garages on lots 40 feet wide or less.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval to the City Council of the proposed changes as set forth in the caption above.