

What are the benefits of changing my zoning?

Have you ever wanted to add on to your building or home? Build a carport or storage shed? Chances are, the building setback requirements in your current zoning do not allow it. By changing your zoning to Old Town Mixed Use 1 or Old Town Mixed Use 2, your setback requirements are greatly reduced. And, if you choose to sell your property, the Old Town Mixed Use zoning may make your property more attractive to potential buyers due to the added flexibility. However, changing your zoning has no direct affect on your appraised property value.

Are there negative consequences to rezoning?

The City of Lewisville has not been able to determine any negative consequences to rezoning from Single Family Residential to Old Town Mixed Use 1 because OTMU1 provides smaller setbacks *and* more possible uses for the property. For the same reasons, there are also no known drawbacks for changing from Local Commercial, Medical District or Single Family Residential to Old Town Mixed Use 2. The only negative consequence that has been determined is for owners wishing to change from Light Industrial or General Business to Old Town Mixed Use 2 because there are fewer allowed uses in OTMU2 than Light Industrial or General Business zoning. However, the added benefit of smaller setbacks and added options for residential uses may outweigh the limitations regarding all uses.

What is the cost to rezone?

For the time being, City Council has waived the \$150-\$250 fee associated with rezoning properties to Old Town Mixed Use 1 or 2 & Old Town Center. The only cost is \$35 to purchase the "Zone Change Requested" sign which is placed on the lot(s) while a request is processed.

What is the process for rezoning?

Applications for rezoning include a property description & your signature authorizing the change. These applications may be faxed or mailed to you or picked up in the Planning Office at City Hall. They are reviewed by the Planning and Zoning Commission and finalized by City Council. Your presence at these meetings is encouraged, but not required.



COMPARING OLD TOWN ZONING CLASSIFICATIONS

Old Town Mixed Use 1

What it Allows—Single family residential, duplexes, townhouses and limited multi-family units and accessory buildings

Setbacks: Front—0 feet; Side—6.5 feet; Rear—20 feet for single family & duplexes, 0-6.5 for other uses

Old Town Mixed Use 2

What it Allows—All uses listed in OTMU1 plus retail & restaurant businesses, all offices & professional service providers, commercial schools, barber/beauty shops, communication towers, gas stations, hotels, mortuaries, movie theaters, movie rental businesses, dwelling units over or accessory to retail or office uses on the first floor

Setbacks (for residential units): Front—0 feet; Side—6.5 feet; Rear—20 feet for single family & duplex, 0-6.5 feet for townhouses & multi-family units

Setbacks (for commercial): Front—0 feet; Side—0 feet; Rear—10 feet

Single Family Residential (R-7.5)

What it Allows—Single family residences, accessory buildings, carports, detached garages and accessory buildings

Setbacks: Front—30 feet; Side—An amount equal to or greater than 10% of the lot width; Rear—20 feet

Office District

What it Allows—Professional offices, commercial schools, medical/animal clinics, day nurseries, convenience stores, accessory buildings

Setbacks: Front—30-40 feet; Side—10 feet; Rear—0-25 feet

Medical District

What it Allows—Day cares, nursing homes, rehabilitation institutions, medical/dental/optical clinics &

stores, scientific or medical laboratories, hospitals

Setbacks: Front—30-40 feet; Side—10 feet; Rear—0-25 feet

Local Commercial

What it Allows—All uses in Office District plus grocery stores, barber/beauty shops, book stores, dry cleaners, gas stations, tune up/minor repair shops, restaurants, florists, video stores, accessory buildings

Setbacks: Front—25 feet; Side—10-15 feet; Rear—0-25 feet

General Business

What it Allows—All uses in Local Commercial plus auto/mobile home sales, lumber yards, commercial schools, medical/animal clinics, hotels, mortuaries, office buildings, pet shops, carpentry/painting/plumbing shops, commercial amusement businesses, dwelling units when located above retail, restaurant or similar use on the first floor.

Setbacks: Front—25 feet; Side—10-15 feet; Rear—0-25 feet

Light Industrial

What it Allows—All uses in Local Commercial and General Business plus apparel assembly shops, bottling facilities, warehouses/storage facilities, auto repair and body shops, light manufacturing and assembly facilities for things like cosmetics/drugs/pharmaceutical supplies/musical instruments/ paint & varnish/glass products/household appliances/plastic products (no processing of plastics)/sporting and athletic supplies, testing and research labs, monopole towers

Setbacks: Front—25 feet; Side—10-15 feet; Rear—0-50 feet

All zones allow churches, government and accessory buildings and some form of temporary buildings.