



**CITY OF
DALWORTHINGTON GARDENS**

**REGULATIONS AND SETBACKS
FOR NEW HOME CONSTRUCTION**

<u>REGULATION</u>	<u>VALUE</u>
HEIGHT (MAXIMUM IN feet)	35
LOT AREA (minimum per dwelling unit in square ft)	21,780
LIVING AREA (minimum per dwelling area in square ft)	1250
LOT WIDTH (minimum in ft)	80
COVERAGE, BUILDING (maximum percent of lot area)	25
COVERAGE, IMPERVIOUS SURFACE (maximum percent of lot area)	40
MINIMUM # PARKING SPACES	2

<u>SETBACKS</u> (minimum in feet)	<u>VALUE</u>
FRONT*	50
SIDE-INTERIOR	25
SIDE-CORNER	35
REAR**	25
REAR-DOUBLE FRONTAGE	35

*Any single-family residential lot which on February 18, 1991, was classified "SF-2", shall not be deemed non-conforming as to front and side yards if the lot has a front yard of not less than 35 feet and side yards of not less than 15 feet each (25 feet, if a corner lot)

**Any single-family residence constructed on a lot which was created by plat or replat recorded in the office of the County Clerk of Tarrant County before March 1, 2002, shall not be deemed nonconforming as to minimum rear yard if such yard is not less than 15 feet.