Facing page photos from top to bottom: J-Swing 3-Car garage, Parking Court, and Pass-Through garage configurations.
This brochure is for illustrative purposes only.

This brochure provides examples of standards and requirements for front entry Single-Family with the following subdivision development standards:

» 60’ R.O.W.
» 20’ Front Yard Setback
» With Street Trees
RELAT ED CODES / ORDINANCES

Zoning Ordinance (Ord. 11-04-09)

- Residential Development Standards § 2.06.04
- Front Entry Streetscape Standards § 4.02.10(d)
- Garage Standards § 4.07.18
- Garage Side Yard Setback § 4.07.03(c)
- Front Yard Maximum Impervious Surface § 2.03
- Front Porch Encroachment § 4.07.16
- Front Yard Encroachment § 4.07.01(i)
- Accessory Structures § 4.06
- Off-Street Parking & Loading § 4.04

Engineering Standards (Ord. 12-06-42)

- Driveway Design § 2.05.C.12
FRONT YARD ENCROACHMENTS

Within the 2011 Zoning Ordinance (Ord. 11-04-09), there are three (3) provisions for Front Yard set-back encroachment:

1. J-Swing Garage - a 10’ encroachment to a minimum 15’ Front Yard Setback (see pages 20 - 23).

2. Front Porch - a 10’ encroachment to a minimum 15’ Front Yard Setback (see pages 6 - 7, 16 - 17).

3. Where a 60-foot R.O.W., allowing a 5’ reduction to the Front Yard Setback to a minimum 15’ Front Yard Setback (see Section 4.07(J) of the Zoning Ordinance). This option is available in subdivisions with a 60-foot R.O.W., with or without street trees*. With street trees, the reduction is built in to the 20’ Front Yard Setback.

While the encroachment options listed above are applicable for various setbacks, this booklet covers all of the above options, and every instance where an encroachment is allowed, illustrated for lots with a 20’ Front Yard Setback.

*Older subdivisions with 60 R.O.W. may not be allowed street trees, depending upon the design of the site infrastructure.

PLANNED DEVELOPMENTS (PDs)

Please note that PDs often have amended development standards that differ from the Zoning Ordinance Standards. In those instances, the PD takes precedence.
Residential streets shall be built to the Front Entry Streetscape standards, per Zoning Ordinance, Section 4.02.10(d), as shown below:

### Residential, Front Entry

1. **Front Yard**
2. **R.O.W** 60’ width
3. **Pavement** 30’ width F/F
4. **Trees**
   - 35’ on center
   - 3 1/2 - inch caliper
   - 6’ from face of curb (min.)
   - 4’ from sidewalk (min.)
5. **Sidewalk easement** 2’ wide

![Diagram of Residential Streetscape](image-url)
**DRIVEWAY REQUIREMENTS**

**Curb Cuts & Variable Widths**

A 34’ Max. Width

B 5’ - 0”

C 10’ Min. / 24’ Max*

D 10’ Min.

E 6” Curb

F 4’ - 6”

\[ E + F = B \]

G Driveway must be the same width from the property line to the curb cut flare point

H Flare point to widen driveway must be at or behind property line

---

*PD standards may include a decreased max. driveway width*
**Maximum Slope**

Driveway slope is limited to a max. of 12% between the garage door apron concrete to the property line. If a garage design modification is required due to site topography, a depressed garage floor slab will be necessary with poured in place concrete steps. The steps shall not encroach within the 9’x20’ required clear parking area. Three (3) or more risers will require a safety hand rail.

**Side Yard Separation**

The driveway slab shall be a min. of 24” from the property line and include a reinforced concrete turn-down for erosion control.
## Garage Standards

### Garage Setback

The garage face shall be set back a min. of 25’ from the front property line, and in no instance extend beyond the front building façade (Zoning Ordinance, Section 4.07.18).

---

### Garage Door Enhancements

Garage doors shall include a min. of three (3) of the following enhancements:

- Garage door recessed a min. of 12’ from the garage face*
- Cedar / wood clad doors
- Double doors
- Decorative windows
- Decorative Hardware
- Reveals / texture

*When 2x6 framing is used the stud + face brick equals the 12”, meeting one of the three required enhancements (5.5” + 1” + 5.5” = 12”).
The area between the PROPERTY LINE and the BUILDING LINE is not to exceed 50% impermeable surface area.

When the impermeable area approaches 50%, the builder must include the area summary on the plot plan. The examples provided below illustrate the calculations required.

**IMPERVIOUS SURFACE AREA:**

65’ x 20’ x 0.5 = 650 sq ft Allowed

Total Impervious = 678 sq ft

- Driveway = 672 sq ft
- Walkway = 6 sq ft

**NOT ALLOWED**

**IMPERVIOUS SURFACE AREA (w/ Encroachment):**

70’ x 15’ x 0.5 = 525 sq ft Allowed

Total Impervious = 410 sq ft

- Driveway = 410 sq ft

**ALLOWED**
Front porches are not required, but are encouraged on single-family detached dwellings to create a sense of community, provide “eyes-on-the-street”, give scale, and provide character to neighborhoods. A Front Yard Encroachment is allowed for any front porch (10’ max. encroachment, with a 15’ min. setback).

The Front Porch Standards for increased encroachment options are found in the Zoning Ordinance Section 4.07.16. Standards include that they are fully covered, open on at least two sides, have decorative columns, and have a 7’ min. depth (see width requirements at right). Where a Planned Development (PD) applies, refer to the PD standards.

Column depth: width ratio should be no greater than 1:2, with a max. dimension of 12” x 24”.

Enclosed Entry
Minimum Width (determined by zoning district):

<table>
<thead>
<tr>
<th>7' D x 10' W (MIN)</th>
<th>7' D x 20' W (MIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF-7, SF-8.5, PH</td>
<td>SF-10, SF-12.5, SF-16, RE, AG</td>
</tr>
</tbody>
</table>

Building Encroachment:

**IF** the Front Porch Standards are met, the rest of the house may move forward with it, but the garage and A/C space may not extend forward beyond the porch in any instance. Both the 1st and 2nd stories of the building are allowed the same encroachment.*

*Does not apply to J-Swing layouts, where encroachment is ONLY for the garage (1st floor).*
“SNOUT” HOUSE - NOT ALLOWED

A  25’ garage setback line
B  Front building setback line
C  25’ min. distance between garage face and property line
D  In no instance may the garage extend forward beyond the front façade

* Refer to the standards outlined in pages 8 - 13.
65’ LOT TYPICAL

In no instance may the garage extend forward beyond the front façade.

Refer to the standards outlined in pages 8 - 13.

“SNOUT HOUSE” - NOT ALLOWED
GARAGE SETBACK

A. 25’ garage setback line
B. Front building setback line
C. 25’ min. distance between the garage face and the property line
D. A covered or enclosed entry must comply with the front building setback line

* Refer to the standards outlined in pages 8 - 13
65’ LOT TYPICAL

GARAGE SETBACK

25’ garage setback line

Front building setback line

25’ min. distance between the garage face and the property line

A covered or enclosed entry must comply with the front building setback line

Refer to the standards outlined in pages 8 - 13

NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY
“FLAT” FRONT

A  25’ garage setback line
B  Front building setback line
C  25’ min. distance between garage face and the property line

NOTE: In no instance may the garage extend forward beyond the front façade

* Refer to the standards outlined in pages 8 - 13

Porch Alternative (see pages 12-13, 22-23):

---  Property Line
---  Building Setback Line
---  Garage Setback Line

---  Front Yard Encroachment Line
---  Bldg Encroachment Area (if allowed)
- - - - - Front Porch Area
“FLAT” FRONT

25' garage setback line
Front building setback line
25' min. distance between garage face and the property line

NOTE: In no instance may the garage extend forward beyond the front façade

Refer to the standards outlined in pages 8 - 13

Porch Alternative (see pages 12-13, 22-23):

A
B
C

65’ LOT TYPICAL

NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY
THREE CAR GARAGE

A  25’ garage setback line
B  Front building setback line
C  25’ min. distance between the garage face and the property line
D  Starting point for the curve to flare out driveway must be at or behind the property line.
E  24’ max. driveway width at property line

* Refer to the standards outlined in pages 8 - 13

--- Property Line
--- Building Setback Line
--- Garage Setback Line
THREE CAR GARAGE

- 25' garage setback line
- Front building setback line
- 25' min. distance between the garage face and the property line
- Starting point for the curve to flare out driveway must be at or behind the property line.
- 24' max. driveway width at property line

Refer to the standards outlined in pages 8 - 13.
FRONT PORCH

A 25’ garage setback line

B Front building setback line

C 25’ min. distance between garage face and front property line

D Encroachment allowed for porch
   - 10’ max. encroachment
     5’ max. when Front Yard Setback is 20’
   - 15’ min. Front Yard setback

Both 1st & 2nd story allowed the encroachment ONLY IF min. front porch size requirements are met (see table below and pages 12-13)

E Min. porch size to allow encroachment (determined by zoning district):

<table>
<thead>
<tr>
<th>7’ D x 10’ W (min.)</th>
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* Refer to the standards outlined in pages 8 - 13
Front Porch Area

Bldg Encroachment Area (if allowed)

Property Line
Building Setback Line

Front Yard Encroachment Line
Garage Setback Line

NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

FRONT PORCH

25' garage setback line

Front building setback line

25' min. distance between garage face and front property line

Encroachment allowed for porch
- 10' max. encroachment
- 5' max. when Front Yard Setback is 20'
- 15' min. Front Yard setback

Both 1st & 2nd story allowed the encroachment ONLY IF
min. front porch size requirements are met (see table below and pages 12-13)

Min. porch size to allow encroachment (determined by zoning district):
7' D x 10' W (min.)  7' D x 20' W (min.)

SF-7, SF-8.5, SF-10, SF-12.5, SF-16, PH  RE, AG

Refer to the standards outlined in pages 8 - 13
65' LOT MIN.
J-SWING GARAGE

A  Front building setback line

B  Encroachment allowed FOR GARAGE ONLY
   - 10’ max. encroachment
   - 5’ max. when Front Yard Setback is 20’
   - 15’ min. Front Yard setback

   - Corner lots with dual curb cuts (per illustration at right) are not considered J-Swing garages, so are NOT allowed the front yard encroachment

   NOTE: 2nd story encroachment NOT allowed above the J-swing garage; the 2nd floor must be setback to the original building setback line

C  Must have at least one window on garage side facing street, with a min. size of 3’ x 5’

D  28’ min. distance between garage face and the side property line

* Refer to the standards outlined in pages 8 - 13
Garage Encroachment Area

Property Line

Building Setback Line

Front Yard Encroachment Line

NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY

65’ LOT TYPICAL

J/hyphen.capSWING GARAGE

Front building setback line

Encroachment allowed FOR GARAGE ONLY

- 10’ max. encroachment
- 5’ max. when Front Yard Setback is 20’
- 15’ min. Front Yard setback
- Corner lots with dual curb cuts (per illustration at right) are not considered J-Swing garages, so are NOT allowed the front yard encroachment

NOTE: 2nd story encroachment NOT allowed above the J-swing garage; the 2nd floor must be setback to the original building setback line

Must have at least one window on garage side facing street, with a min. size of 3’ x 5’

28’ min. distance between garage face and the side property line

Refer to the standards outlined in pages 8 - 13

CORNER LOT

NOT A J-SWING LAYOUT

DRIVEWAY

J-swing Garage

NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY
J-SWING 3rd Car Garage

A Front building setback line

B Encroachment allowed **FOR GARAGE ONLY**
   - 10’ max. encroachment
     5’ max. when Front Yard Setback is 20’
   - 15’ min. Front Yard setback

- Corner lots with dual curb cuts (per illustration at right) are not considered J-Swing garages, so are **NOT allowed** the front yard encroachment

NOTE: 2nd story encroachment **NOT allowed** above the J-swing garage; the 2nd floor must be setback to the original building setback line

C Must have at least one window, with a min. size of 3’ x 5’, on garage side facing street

D 28’ min. distance between garage face and the property line

NOTE: Garage doors facing street meet enhancement requirements (see page 10)

E 24” min. distance between driveway slab and property line (see page 9)

* Refer to the standards outlined in pages 8 - 13
Garage Encroachment Area
Property Line
Building Setback Line
Front Yard Encroachment Line

NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

J/SWING 3RD CAR GARAGE

Front building setback line
Encroachment allowed
FR FOR GARAGE ONLY
- 10’ max. encroachment
- 5’ max. when Front Yard Setback is 20’
- 15’ min. Front Yard setback
- Corner lots with dual curb cuts (per illustration at right)
are not considered J-Swing garages, so are NOT allowed
the front yard encroachment

NOTE: 2nd story encroachment NOT allowed above the J-swing garage; the 2nd floor must be setback to the original building setback line
Must have at least one window, with a min. size of 3’ x 5’, on garage side facing street
28’ min. distance between garage face and the property line
NOTE: Garage doors facing street meet enhancement requirements (see page 10)
24” min. distance between driveway slab and property line (see page 9)

Refer to the standards outlined in pages 8 - 13

CORNER LOT
NOT A J-SWING LAYOUT
DRIVEWAY

65’ LOT TYPICAL

NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY
J-SWING COURTYARD

A. Front building setback line

B. 28’ min. between garage face and property line

C. 24” min. distance between driveway slab and property line (see page 9)

D. Encroachment allowed for J-swing garage and porch
   - 10’ max. encroachment
     5’ max. when Front Yard Setback is 20’
   - 15’ min. Front Yard setback

Both 1st & 2nd story allowed the encroachment ONLY IF min. front porch size requirements are met (see table below and pages 12-13)

NOTE: 2nd story encroachment NOT allowed above the J-swing garage; the 2nd floor must be setback to the original building setback line

E. Must have at least one window, with a min. size of 3’ x 5’, on garage side facing street

NOTE: Garage door facing street must meet enhancement requirements (see page 10)

F. Min. porch size to allow encroachment
   (determined by zoning district):

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* Refer to the standards outlined in pages 8 - 13

--- Property Line
--- Building Setback Line
--- Front Yard Encroachment Line
--- Bldg Encroachment Area (if allowed)
--- Front Porch Area
NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY
A Front building setback line

B Encroachment allowed for porch
   - 10’ max. encroachment
     5’ max. when Front Yard Setback is 20’
   - 15’ min. Front Yard setback

Both 1st & 2nd story allowed the encroachment ONLY IF min. front porch size requirements are met (see table below and pages 12-13)

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D 10’ min. clear driveway width (with or without a porte-cochère); 12’ max. between front building line and the property line

E 28’ min. distance between garage doors

* Refer to the standards outlined in pages 8 - 13
NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

Front Porch Area
Bldg Encroachment Area (if allowed)
Property Line
Building Setback Line
Front Yard Encroachment Line
PARKING COURT

Front building setback line
Encroachment allowed for porch
- 10’ max. encroachment
- 5’ max. when Front Yard Setback is 20’
- 15’ min. Front Yard setback
Both 1st & 2nd story allowed the encroachment ONLY IF
min. front porch size requirements are met (see table below and pages 12-13)

Min. porch size to allow encroachment (determined by zoning district):
7’ D x 10’ W (min.)  7’ D x 20’ W (min.)
SF-7, SF-8.5, SF-10, SF-12.5, SF-16, PH, RE, AG

10’ min. clear driveway width (with or without a porte-cochère); 12’ max. between front building line and the property line
28’ min. distance between garage doors

Refer to the standards outlined in pages 8 - 13
Front building setback line

Encroachment allowed for porch
- 10’ max. encroachment
  5’ max. when Front Yard Setback is 20’
- 15’ min. Front Yard setback

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10’ min. clear driveway width (with or without a porte-cochère); 12’ max. between building front and the property line

28’ min. clear distance between garage and house

24” min. distance between driveway slab and property line (see page 9)

Refer to the standards outlined in pages 8 - 13
Front Porch Area
Bldg Encroachment Area (if allowed)

Property Line
Building Setback Line
Front Yard Encroachment Line

Front building setback line
Encroachment allowed for porch
- 10’ max. encroachment
- 5’ max. when Front Yard Setback is 20’
- 15’ min. Front Yard setback

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- 7’ D x 10’ W (min.)  7’ D x 20’ W (min.)
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10’ min. clear driveway width (with or without a porte-cochère); 12’ max. between building front and the property line
28’ min. clear distance between garage and house
24” min. distance between driveway slab and property line (see page 9)

Refer to the standards outlined in pages 8 - 13
A Front building setback line

B Encroachment allowed for porch
- 10’ max. encroachment
  5’ max. when Front Yard Setback is 20’
- 15’ min. Front Yard setback

Both 1st & 2nd story allowed the encroachment ONLY IF min. front porch size requirements are met (see table below and pages 12-13)

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</tr>
</tbody>
</table>

D 10’ min. clear driveway width (with or without porte cochere); 12’ max. between building front and the property line

E 24” min. distance between driveway slab and property line (see page 9)

F 28’ min. distance between garage and house

G 6’ min. between detached garage and rear property line; side setback same as main structure

* Refer to the standards outlined in pages 8 - 13

--- Property Line ---
--- Building Setback Line ---
--- Garage Setback Line ---
--- Front Yard Encroachment Line ---
--- Bldg Encroachment Area (if allowed) ---
--- Front Porch Area ---
NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY
FOR QUESTIONS OR ADDITIONAL INFORMATION, PLEASE CONTACT:

Frisco Development Services Department
Building Inspections Division

6101 Frisco Square Blvd., 3rd Floor
Frisco, Texas 75034

Phone: 972-292-5301
Fax: 972-292-5313