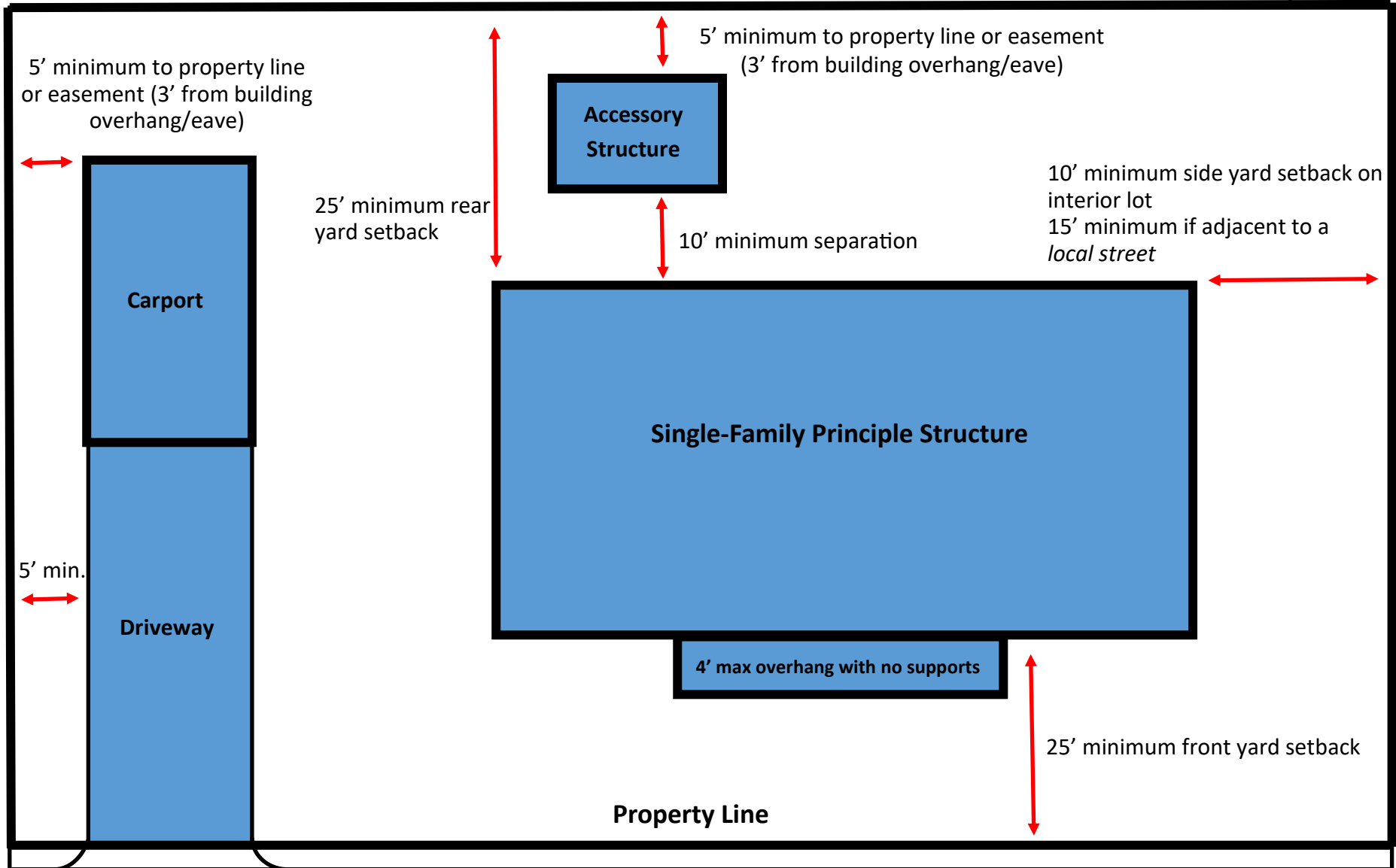




Development Services Department

Single-Family Residential Site Plan Checklist

January 2020



Back of Curb—This is not the property line.

Questions?

Please call the Development Services Department at 979-337-7220



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Specific Requirements

In addition to the setback requirements shown on the first page, the following are requirements in the City of Brenham:

The Residential Plan Review / Permit Checklist can be found [here](#).

◇ Lot Size

- Minimum lot size for a single-family dwelling is 60' wide by 115' deep, with a minimum area of 7000 square feet.
- Where an existing lot is less than 50' in width, the required side yard may be reduced to provide a minimum buildable width of 30'; provided, however, that no side yard shall be less than 5'.

◇ Lot Coverage

- 45% of property shall remain permeable

◇ Driveways

- Two off-street parking spaces required (a garage is considered one space)
- Must be concrete, asphalt or another approved all-weather (dust free) surface.
- Minimum size is 12' wide X 19' deep (measured from property line)
- Slab/approach shall be located at least 5' from the side property line
- 5' approach radius required
- Slab/approach shall be located a minimum of 50' from an intersection of a collector street

◇ Dwelling Size

- ◇ Minimum of 750 square feet

◇ Accessory Buildings

- Includes garages, carports, sheds, gazebos, etc.
- Shall be subordinate to and supportive of the principle use and structure
- Shall be located behind the closest point of the primary structure to the front property line and shall have a side and rear yard of not less than 5'
- On a lot having an area of less than one (1) acre, no accessory structure shall exceed the height of the principle structure.
- Location of accessory buildings shall not interfere with utility easements and electric service lines
- If a carport is located in the front yard, it must be attached to the principle structure and maintain the same setback requirements as the principle structure.
- Standards pertaining to accessory dwelling units (ADUs) can be found [here](#).

Questions?

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