

## RESULTS SHEET

**Date:** 10/14/25

**Case No./Name:** PLZT 2025-120 Conditional Use Amendment

### A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** for the following amendments to the Comprehensive Zoning Ordinance (CZO):

The following is a markup version of the Comprehensive Zoning Ordinance (CZO) (new text in **green and underlined** and removed text **red and ~~struck through~~**):

## ARTICLE V.

### USE OF LAND AND STRUCTURES

(Ord. No. 4261; 05/20/25) (Ord. No. \_\_\_\_; 09/02/25)

### SECTION C. USE MATRIX.

Land and structures in each of the zoning districts may be used for any of the indicated uses, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, converted, arranged, designed, or used for other than those uses specified as permitted uses in the district in which it is located, according to the Use Matrix, and in accordance with the provisions of the applicable Articles of this ordinance.

In some instances, planned developments of special use permits have been approved which provide a list of allowable uses in the amending ordinance whereby the unique numerical use code utilized in conjunction with this Article has been included in the amending ordinance. From time to time the numerical codes in this Article may be amended. Where the numerical use code contained in this ordinance creating the planned development district or special use permit is different for a particular use from the use code contained in this Article for the same use, such use shall remain valid as an allowed use to the extent permitted by the applicable planned development or special use permit ordinance. Provided, however, that such numerical use code contained in the planned development or special use permit ordinance shall become void, and have no bearing on the application of the provisions of the planned development or special use permit ordinance. (Ord. No. 1670, 11/20/90)

LEGEND FOR INTERPRETING USE MATRIX

- Use permitted in district indicated.
- Use prohibited in district indicated.
- S Use permitted only upon approval of a Special Use Permit. (Reference Article XXI)
- SDP Use permitted only upon approval of a Special Development Plan.
- TSP Use permitted only upon approval of a Technical Site Plan.
- A Use permitted only as an accessory use incidental to a permitted principal use on the same lot or parcel.
- T Use permitted on a temporary basis only, upon approval of the City Manager or Designee.
- Im Use permitted on an interim basis only, and located on unplatted tracts of land.
- ~~C~~ ~~Use permitted if specific conditions are met. See Article XX.1~~
- NEC Not elsewhere classified.
- \* Refer to Article XXXIV Definitions

# PLZT 2025-120 Conditional Use Amendment

## ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF DETACHED DISTRICTS)	(ALL SF ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(UR-1)	(UR-2)	(EC)	(LC)	(HC)	(C/W)	(P/W)	(LI)	DOWNTOWN TRANSIT CENTER				Tribble Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
ACCESSORY USES																							
C001	Accessory Use Located on a Separate Lot or Parcel from the Main Use *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S
C002	Adult Daycare Home or Day Activity and Health Service Facility (Ord. No. 4261, 05/20/25) *	A	A	A	A	A	A				A					A		A	A	A	A	A	A
C003	Amateur Radio/Television Towers (See Art. XXVIII) *	A	A	A	A	A				A	A	A	A	A	A	A	A	A					
C004	Automated Teller Machine (ATM) (Ord. No. 3943, 01/14/20) *								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
441120	Automobile or Light Load Truck Sales (Used) Accessory to New Automobile or Light Truck Sales Only (Ord. No. 3891, 12/11/19) *												A	A	A	A	A						
81112	Automobile Paint and Body Shop-accessory use to New Automobile or Light Truck Sales Only (Ord. No. 4261, 05/20/25)										A	NC	A	A	A	A	A						
5321	Automobile Equipment Rental and Leasing (Ind. automobiles, motor vehicles, travel trailers) acc. to car dealers or Auto Paint and Body Shop											NC	A	A	A	A	A						
8111	Automobile or Light Load Truck Repair Garage accessory use to New Automobile or Light Truck Sales Only (Ord. No. 4261, 05/20/25)										A	NC	A	A	A	A	A						
C005	Other Motor Vehicle Repair Garage *														A	A	A	A					
C006	Bus Parking or Storage (Accessory to an Institutional Use) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
C007	Cabana, Pavilion or Gazebo *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
811192	Car Wash, Full Service or Self Service or Automated (Accessory Use, Max. 1 wash bay)					A					A	NC	A	A	A	A	A						
C008	Caretaker or Night Watchman's Quarters *												S	S	S	S							
C009	Carport *	A	A	A	A	A	A	A	A	S	S	A	A	A	A	A	A		A	A	A		A
C010	Drive-Through Windows (See Art. XXVIII) *										A	A	A	A	A	A	A						
C011	Garage, Private (Residential) *	A	A	A	A	A	A												A	A	A	A	
C012	Guest House or Servant's Quarters (Ord. No. 1739, 10/01/91) *	A	A	A	A	A	A																
C013	Fitness and Recreational Sports Center, Private or Public *					A	A	A	A			A	A	A	A	A	A	A	A	A	A	A	A
C0014	Kiosk, Food Sales and Service *										A		A	A	A	A	A	A	A	A		A	A
C0015	Kiosk, Informational *		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A
C0016	Kiosk, No Food Sales or Service *									A	A		A	A	A	A	A	A	A	A	A	A	A
531311	Leasing or Management Office *					A	A																
C0017	Other Accessory Uses, NEC. *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S
C0018	Outside Above Ground Storage of Flammable or Combustible Liquids or Hazardous Materials (Ord. No. 1705, 05/02/91, Ord. 2857, 12/08/14) *											A	A	A	A	A							
C0019	Outside Display (See Art. XXVII) *									A	A		A	A	A	A	A	A	A	A		A	A
C0020	Outside Storage (See Art. XXVII) *												A	A	A	A	A						
C0021	Parking, Garage Structure, Accessory (Ord. No. 3939, 12/13/19)(Ord. No. 3943, 01/14/20) *				A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	S	SDP	A
C0022	Parking, Surface, Accessory (Ord. No. 3939, 12/13/19)(Ord. No. 3943, 01/14/20) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S	S	S	A	S	A
C0023	Parsonage or Rectory, accessory to a place of worship only *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
C0024	Private Greenhouse or Nursery *	A	A	A	A																		
C0025	Registered and Licensed Child Care Homes or Listed Family Homes *	A	A	A	A	A	A				A					A		A	A	A	A	A	A
C0026	Satellite Television Reception Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0027	Smoking Lounge (Accessory Use to a Full-Service Restaurant Only) (Ord. 4066, 04/09/2022; Ratified Ord. 4069 06/21/2022) *										S	S	S	S	S	S	S	S	S	S		S	S
C0028	Storage Building, Swimming Pool, Hot Tub or Sauna (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0029	Tennis Court, Lighted (Private)	S	S	S	S	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0030	Tennis Court, Unlighted (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

\* - Permitted Use  
 [ ] - Prohibited Use  
 \* - Refer to Article XXXIV for definition

S - Special Use Permit Required  
 TSP - Technical Site Plan Required  
 SDP - Special Development Plan

A - Permitted as an Accessory Use  
 T - Permitted as a Temporary Use

Im - Permitted on Interim Basis Only

# PLZT 2025-120 Conditional Use Amendment

## ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF DETACHED DISTRICTS)	(ALL SF ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(UR-1)	(UR-2)	(CC)	(LC)	(HC)	(C/M)	(P/W)	(LI)	DOWNTOWN TRANSIT CENTER					Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe			
PRIMARY USES																								
1. RESIDENTIAL																								
C101	Manufactured Homes/Mobile Homes *																							
C102	Multi-family Dwelling *					TSP					S					S						SDP	S	
C103	Residential Loft * (Ord. No. 4261, 05/20/25)																							
C104	Single-Family Attached including Townhouses *																							
C105	Single-Family Detached *																							
C106	Duplex Dwelling *																							
2. GROUP QUARTERS																								
C201	Group Quarters, NEC. (excluding membership lodgings and residence halls) *					S		S	S	S	S		S											
C202	Membership Lodgings and Residence Halls, NEC.					S															S			
3. HOTELS AND TRANSIENT LODGINGS																								
72111	Hotel, Full Service (Ord. No. 2658, 01/08/02); (Ord. No. 3265, 11/11/08) *										S	NO	S	S	S	S	S	S					SDP	S
72111	Hotel, Residence or Hotel Suites (Ord. No. 2658, 01/08/02; Ord. No. 3265, 11/11/08) *										S	NO	S	S	S	S	S							
72111	Hotel, Limited Service (Ord. No. 2658, 01/08/02; Ord. No. 3265, 11/11/08) *										S	NO	S	S	S	S	S						SDP	S
C301	Short-Term Rental (Ord. No. 4127) *		S	S	S			S	S	S	S													
C302	Bed and Breakfast (Ord. No. 4127) *		S	S	S																			
7212	Recreational Vehicle Parks & Recreational Camps												S	S	S		S							
7213	Rooming & Boarding Houses					S																		
4. GOVERNMENTAL SERVICES																								
92214	Prison, Jail or Other Correctional Institution																S							
9211	Government Facilities *																							
5. EDUCATION																								
6111	Elementary & Secondary Schools, Public *	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	SDP	
6111	Elementary & Secondary Schools, Private *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	
6113	Colleges, Universities & Professional Schools	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP							
6114	Business, Trade & Technical School (except Truck Driving Schools)																							
611519	Truck Driving Schools												S	S	S		S							
6116	Other Schools & Instruction																			S	S		SDP	S
6. RELIGIOUS, CIVIC AND SOCIAL ORGANIZATIONS																								
8131	Place of Worship *																							
8134	Civic & Social Organizations																							

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																		Historic Square	Urban Core	Urban General	Urban Fringe		
7. PERSONAL SERVICES																							
8121	Personal Care Services *							•	•	•	•	WE ±	•	•	•	•	•	•	•	•	•	SDP	
621399	Massage Therapy Clinic *							•	•	•	•	WE ±	•	•	•	•	•						
812199	Tattoo Parlor, Piercing, and/or Permanent Makeup Service (Ord. No. 4281, 05/20/25)										S		•										
8123	Dry Cleaning and Laundry Services, Minor *								•	•	WE ±	•								•	•	SDP	•
812332	Dry Cleaning, Major *												•	•	•		•						
812910	Pet Care, Veterinary Services & Kennels (In Enclosed Building Only) (Ord. No. 2909, 07/05/04)	S									•	WE ±	•	•	•	•	•			•		SDP	•
81291	Pet Care, Veterinary Services & Kennels (With Outside Runs or Pens)	S												•	•	•	•						
561622	Locksmiths									•	•	WE ±	•				•	•	•	•		SDP	•
54143	Graphic Design Services							•	•	•	•	WE ±	•	•	•	•	•			•			•
54192	Photographic Services							•	•	•	•	WE ±	•	•	•	•	•			•		SDP	•
81233	Linen and Uniform Supply												•	•	•		•						
72231	Food Service Contractors												•	•			•						
72232	Caterers									•	•	•	•	•	•	•	•	•	•	•	•	SDP	•
812220	Cemetery	S	S	S	S	S	S	S	S	S	S			S	S	S	S						
812220	Crematorium (Ord. No. 2015, 09/06/04)													S	S	S	S	S					
81221	Funeral Homes and Funeral Services (Ord. No. 2015, 09/06/04)										•			•	•	S	•				S		
C 701	Pet Day Care (Ord. No. 4043, 12/07/2021) *																	•	•	•		SDP	
8. BUSINESS SERVICES																							
5321	Automobile Equipment Rental and Leasing (includes automobiles, motor vehicles, travel trailers)								•	•	•	•	•	•	•	•	•						
5614	Business Support Services							•	•	•	•	•	•	•	•	•	•	•	•	•		SDP	•
5613	Employment Service							•	•	•	•	•	•	•	•	•	•	•	•	•		SDP	•
5324	Commercial and Industrial Machinery Equipment Sales, Rental, and Leasing														•		•						
561210	Facility Support Services														•	•	•	•					
5617	Services to Buildings and Dwellings													•	•	•	•						
5417	Scientific Research & Development Service							•	•	•	•	•	•	•	•	•	•						
562998	Grease Trap & Drain Vacuum Service																S						
561730	Landscaping Services													•	•	•	•						
5322	Consumer Goods Rental (Ord. No. 2099, 09/05/95)									•	•	WE ±	•	•	•	•	•						
C801	Material Recycling Center *																S						
C802	Mobile Collection and Redemption Center *									•	•			•	•	•	•						
C803	Automated Teller Machine (ATM) (Ord. No. 3943, 01/14/20) *							•	•	•	•	•	•	•	•	•	•						
<div>• - Permitted Use [ ] - Prohibited Use * - Refer to Article XXXIV for definition</div> <div>S - Special Use Permit Required TSP - Technical Site Plan Required SDP - Special Development Plan</div> <div>A - Permitted as an Accessory Use T - Permitted as a Temporary Use</div> <div>Im - Permitted on Interim Basis Only</div>																							

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																		Historic Square	Urban Core	Urban General	Urban Fringe		
9. ARTS, ENTERTAINMENT, AND RECREATION																							
51213	Theater (excl. Adult Motion Picture/Theater) *									*	*	*	*	*	*	*	*	*	*	*	SDP	*	
7112	Arenas, Stadiums, Lighted Athletic Fields/Parks											S	S	S	S	S	S	S	S	S	SDP		
7121	Museums, Historical Sites & Similar Institutions							*	*	*	*	*	*	*	*	*	*	*	*	*			
713120	Commercial Amusement, Indoor (excl. Amusement Arcades and Adult Uses) *									*	*	*	*	*	*	*	*	*	*	*	SDP	*	
7131	Commercial Amusement, Outdoor (excl. Adult Uses) *														S	S	S						
71312	Amusement Arcades (excl. Adult Arcades) *									S	S		S	S	S	S	S	S	S	S	SDP	S	
71391	Golf Courses & Country Clubs	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SPD		
71394	Fitness and Recreational Sports Center-(Private) (Ord. No. 4261, 02/20/22)								S	*	*	*	*	*	*	*	*	*	*	*			
71394	Fitness and Recreational Sports Center-(Public) (Ord. No. 4261, 02/20/22)	S	S	S	S	S	S		*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
C901	Event Centers and Reception Halls *							S	S		S	S	S	S	S	S	S	S	S	S	SDP	S	
C902	Smoking Lounge (Ord. 4086, 04/05/2022, Repealed Ord. 4085 6/21/2022) *										S						S	S	S	S	S		
712190	Park *	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
71399	All Other Amusement & Recreation Uses & Activities (Ord. 4085, 04/05/2022, Repealed Ord. 4085 06/21/2022)										S	S	S	S	S	S	S	S	S	S	S		
10. OFFICE																							
C3001	Office, Professional and General Administrative *							*	*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
C3002	Office, Medical Services *							*	*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
11. HEALTH CARE AND SOCIAL ASSISTANCE																							
622130	Hospital, General Medical and Surgical							S	S		*	*	*	*	*	*	*						
62221	Psychiatric & Substance Abuse Hospitals							S	S		S					S							
621930	Ambulance Services									*	*	*	*	*	S	*							
6231	Nursing Care Facilities (Skilled Nursing Facilities)					S		S	S	S	S		S	S	S	S	S						
6232	Residential Intellectual & Developmental Disability, Mental Health & Substance Abuse Facilities					S		S	S	S	S		S										
6233	Continuing Care Retirement Communities & Assisted Living Facilities for the Elderly					*		*	*	*	*	*											
6239	Other Residential Care Facilities					S		S	S	S	S		S										
C1101	Community Home		*	*	*	*	*			*	*	*	*	*	*	*	*						
62411	Child, Youth, Elderly & Persons with Disabilities Services							*	*	*	*	*	*	*	*	*	*						
62419	Other Individual & Family Services							*	*	*	*	*	*	*	*	*	*						
62421	Community Food Services							*	*	*	*	*	*	*	*	*	*						
62422	Community Housing Services					S		S	S	S	S		S										
62423	Emergency & Other Relief Services					S		S	S	S	S	*	*	*	*	*							
6243	Vocational Rehabilitation Services							*	*	*	*	*	*	*	*	*	*						
6244	Child Day Care Service (includes State-defined "licensed child care centers" but not "registered & licensed child care homes" or "licensed family homes") *							S	S	S	S	S	S	S	S	S	S						
C1102	Personal Care Home *					S		S	S	S	S		S										
C1103	Other Health Care & Social Assistance Establishments, NEC							S	S	S	S	S	S	S	S	S	S						
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																		Historic Square	Urban Core	Urban General	Urban Fringe			
12. RETAIL																								
441110	Automobile or Light Load Truck Sales (New) *												S	S	S	S	S							
441120	Automobile or Light Load Truck Sales (Used) *																S							
4412	Other Motor Vehicle Sales *												S	S	S		S							
C1201	Automobile, Motor Vehicle, and Watercraft Parts Sales *										S													
C1202	Retail *																					SDP	S	
C1203	Smoke Shop Retailer (Ord. 4066, 04/09/2022, Ratified Ord. 4085 06/21/2022) *																					S	S	
C1204	Retail Store, in excess of 75,000 sq. ft. of GLA *											S	60 S	S	S	S	S	S						
C1205	Retail Store, in excess of 30,000 sq. ft. of GLA *																		S	S	S		SDP	S
4471	Gasoline Station											S	60 S	S	S	S	S	S			S			
445310	Beer & Wine Off-Premise (Liquor sales for off premise consumption is not allowed in Carrollton)																							
C1206	Alcoholic Beverage Sales, On Premise *											S	S										SDP	
453998	Auction Sales (Without outside auction activity, outside display or storage)													S	S				S				SDP	S
C1207	Artisan Workshop *																							
722511	Restaurant, Full-Service *																						SDP	
722513	Restaurant, Limited-Service *																						SDP	
C1208	Snow Cone Stand *									T	T			T	T	T	T	T						
444220	Outdoor Nursery or Garden Center (Ord. No. 4035, 10/12/21)																							
13. VEHICLE AND EQUIPMENT SERVICES AND REPAIR																								
C1301	Automobile or Light Load Truck Repair Garage *										S						S							
811121-811122	Window Tint, Window Replacement, and/or Vehicle Wrap * (Ord. No. 4261, 05/20/25)																							
C1302	Other Motor Vehicle Repair Garage *													S										
81112	Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body Shop										S													
811198	Automobile Quick Lube, Tire Service, and/or Inspection (Ord. No. 4262, 05/20/25)										S						S							
811192	Car Wash, Full Service, or Automated (Principal Use)										S						S							
811192	Car Wash, Self-Service (Principal Use)										S													
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance																							
48941	Motor Vehicle Impound Yard (Accessory or Principal Use) (Ord. No. 2099, 09/05/95)														S			S						
423140	Motor Vehicle Wrecking or Salvage Yard																	S						
C1303	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted (Reference applicable manufacturing or assembly use.)																							
C1304	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted upon approval of an SUP.																							
8114	Personal and Household Goods Repair and Maintenance																							
C1305	Other Repair Services, NEC.													S	S	S	S	S						
14. WAREHOUSE, DISTRIBUTION AND STORAGE																								
C1401	Warehouse/Distribution *																							
C1402	Product Assembly *																							
42471	Bulk Stations and Storage Terminal (Petroleum)																							
42469	Other Chemicals & Allied Products														S	S		S						
423930	Recyclable Material																							
42459	Other Farm Products Raw Materials														S	S								
531130	Mini-Storage Warehouse (Self-Storage Units)													S	S									

• - Permitted Use  
 [ ] - Prohibited Use  
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# PLZT 2025-120 Conditional Use Amendment

## ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(O)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(OR-1)	(OR-2)	(C)	(LC)	(HC)	(C/W)	(W/P)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
15. MANUFACTURING																							
311	Food Manufacturing												S	S	•		•						
3116	Animal Slaughtering and/or Processing																S						
3121	Beverage Manufacturing										S		•	•	•		•	•	•	•	SDP	•	
33991	Jewelry & Silverware Manufacturing									S			•	•	•		•						
33992	Sporting & Athletic Goods Manufacturing												•	•	•		•						
33993	Doll, Toy & Game Manufacturing												•	•	•		•						
33994	Office Supplies (except paper) Manufacturing												•	•	•		•						
33995	Screen Printing and Sign Manufacturing (Ord. No. 4261; 05/20/25) *										S		•	•	•		•						
513110	Newspaper, Magazine, or Book Publishing/Manufacturing (Ord. No. 4261; 05/20/25)																•						
C1501	Print Shop (Ord. No. 4261; 05/20/25) *									•			•	•	•		•						
33911	Medical Equipment & Supplies Manufacturing												S	S	S		•						
337	Furniture & Related Product Manufacturing												•	•	•		•						
313-315	Textile, Apparel, Footwear Manufacturing												S	S	•		•						
3161	Leather & Hide Tanning and Finishing																S						
321	Wood Product Manufacturing												S	S			•						
322	Paper Manufacturing												S	S			•						
3254	Pharmaceutical & Medicine Manufacturing												S	S	•		•						
3255	Paint, Coating & Adhesive Manufacturing														S		•						
3256	Soap, Cleaning Compound & Toilet Preparation Manufacturing													S	S		•						
326	Plastics & Rubber Product Manufacturing												S	S	•		•						
331	Primary Metal Manufacturing																S						
327	Nonmetallic Mineral Product Manufacturing												S	S	•		•						
3273	Cement & Concrete Product Manufacturing																S						
332	Fabricated Metal Product Manufacturing												S	S	•		•						
333	Machinery Manufacturing																•						
334	Computer & Electronic Product Manufacturing												S	S	•		•						
335	Electrical Equipment, Appliance & Component Manufacturing												S	S	S		•						
C1502	Industrial Finishing of Any Product *																•						
336	Transportation Equipment Manufacturing												S	S	S		•						
334	Petroleum & Coal Product Manufacturing																S						
339	Miscellaneous Manufacturing									S	S	S	S	S	S		S						

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-



# PLZT 2025-120 Conditional Use Amendment

## ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use																		DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																			Historic Square	Urban Core	Urban General	Urban Fringe		
16. TRANSPORTATION																								
481	Air Transportation and Related Support											S		S	S	S	S							
4821	Rail Transportation	•	•	•	•	S	S	•	•	•	•	•	•	•	•	•	•	S	S	S	S	SDP	•	
4841	General Freight Trucking													•	•		•							
4851	Urban Transit System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•		S		SDP	S	
4853	Taxi & Limousine Service, with on-site vehicular storage or maintenance													•	•		•							
4854, 4855, 4871	Charter Bus Industry, Scenic & Sightseeing Transportation, School & Employee Bus Transportation, with on-site vehicular storage or maintenance												S	S	S		•							
4859	Other Transit & Ground Passenger Transportation					S		S	S	S	S	S	S	S	S	S	S							
4861	Pipeline Transportation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S							
485112	Railroad Passenger Terminal																	S			SDP	S		
4882	Support Activities for Rail Transportation											S	S	S	S	S	S							
4884	Support Activities for Road Transportation													S			S							
4921	Couriers and Delivery Services with on-site vehicular storage											NE 2	•	•	•	S	•							
17. VEHICULAR PARKING AND STORAGE																								
C1701	Required Parking Offsite within 300 Feet of the Primary Use (Ord 4261, 05/20/25) *							S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
C1702	Parking Garage Structure (Principal Use) (Ord 4261, 05/20/25) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	•	S	SDP	S	
C1703	Parking, Surface (Principal Use) (Ord 4261, 05/20/25) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
B1293	Travel Trailer, RV or Boat Storage (Ord. No. 2465, 12/06/11)												S	S	S	S	S							
18. COMMUNICATION SERVICES																								
C1801	Communications Tower, Freestanding (Excluding antennas or support structures for amateur radio communications.) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	
C1802	Communications Equipment, Attached to an existing structure not to exceed 15' above the height of the existing structure *	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	
5151	Communications Broadcasting									•	•	•	•	•	•	•	•		•	•		SDP	•	
517	Telecommunications Resellers									•	•		•	•	•	•	•		•	•				
C1803	Temporary Support Structure (See Art. XXVIII)							T	T	T	T	T	T	T	T	T	T							
C1804	Other Communications, NEC.											S		S		S	S	S	S	S	S	SDP		
19. UTILITY SERVICES																								
221121	Electricity Regulating Substation and/or Electric Bulk Power Transmission and Control	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	S	S	S		S	S
22121	Natural Gas Pressure Control Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	S	S	S	S	S	S
2211	Electric Power Generation, Natural Gas Production, Sewer or Waste Treatment Storage or Distribution Plant or Point																S							
C1901	Water Storage	S	S	S	S	S	S	•	•	•	•	•	•	•	•	•	•	•	S	S	S	S	S	S
C1902	Other Electric, Natural Gas, or Water Utilities, or Other Utilities, NEC.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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# PLZT 2025-120 Conditional Use Amendment

## ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF DETACHED DISTRICTS)	(ALL SF ATTACHED DISTRICTS)	(O)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(L R-1)	(L R-2)	(CC)	(LC)	(HC)	(C/W)	(HWP)	(LI)	DOWNTOWN TRANSIT CENTER					Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe			
20. CONTRACT CONSTRUCTION SERVICES (Ord. No. 3891, 12/11/18)																								
C2001	Contract Construction Service (with outside on-premise storage of equipment or material) (Ord. 4281, 05/20/25)																*							
C2002	Contract Construction Service (No outside on-premise storage of equipment or material) (Ord. No. 1894, 11/03/82) *													*	*		*							
C2003	Contractor Storage Yard (Principal Use) *																S							
C2004	On-Site Living Quarters For Security Personnel on a Construction Site	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T							
236210	Other Heavy Construction																S							
23899	Sandblasting Service																S							
C2005	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office (Ord. No. 2028, 08/25/92) *	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
237110	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office (Ord. No. 2028, 08/25/92) *																*							
21. ADULT USES (Ord. No. 3891, 12/11/18)																								
C2101	Adult Arcade *													*										
C2102	Adult Bookstore *													*										
C2103	Adult Cabaret *													*										
C2104	Adult Motion Picture Theater *													*										
C2105	Adult Theater *													*										
C2106	Escort Agency *													*										
C2107	Massage Parlor *													*										
C2108	Nude Modeling Studio *													*										
C2109	Sexual Encounter Center *													*										
C2110	Other Adult Entertainment Establishments, NEC.													*										
22. AGRICULTURAL RELATED SERVICES (Ord. No. 3891, 12/11/18)																								
493130	Farm Product Warehousing and Storage	S															S							
115	Support Activities for Agriculture and Forestry																S							
C2201	Other Agricultural Services, NEC.	S															*							
23. CONSTRUCTION (Ord. No. 3891, 12/11/18)																								
3273	Batch Plant (Permanent)																S							
3273	Batch Plant (Temporary)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T							
24. MINING AND EXPLORATION (Ord. No. 3891, 12/11/18)																								
212	Mining	S															S							
211	Oil Extraction (Ord. No. 3145, 06/09/07)	S															S							
213	Support Activities for Mining																S							
C2401	Other Mining Services, NEC. (Except fuels)	S															S							
C2402	Other Mining & Quarrying of Nonmetallic Minerals, NEC. (Except fuels)	S	S														S							
21113	Natural Gas Exploration, Drilling & Production (SF-17/20 ord.) (Ord. No. 3145, 06/09/07)	S	S														S							
25. MISCELLANEOUS (Ord. No. 3891, 12/11/18)																								
C2501	Building or Structure in Excess of 6 Stories																*							

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## ARTICLE XX.1.

### (CC)

## CORPORATE COMMERCIAL DISTRICT

*(Entire Article Established, Ord. No. 1932, 08/17/93) (Conditional Uses Removed, Ord. No. \_\_\_\_\_ ; 09/02/25)*

### SECTION A. PURPOSE AND CONCEPT.

1. The (CC) Corporate Commercial District is intended to establish development standards to promote a high quality, campus-style corporate and business community.
2. The (CC) Corporate Commercial District is intended to promote development which recognizes the importance of physical features and natural amenities in the area. It also includes provisions for private open space that is integrated into the overall site, and development of the property in a manner that, where practical, preserves the drainage ways in their "natural" state.
3. The dominant concept of the (CC) Corporate Commercial District is an open, campus-style setting, characterized by one or more buildings surrounded by a well landscaped area. These buildings should be generally low-rise structures. Courtyards, plazas, hardscape, open grassy areas, berms, trees, impressive entry drives, and unobtrusive parking characterize campus sites. In the campus setting, site density, as measured by floor area ratios (FAR) should be generally low. Parking should generally be surface parking with some use of low-rise parking structures. Landscaping and elevation change should minimize the views of parked cars for both employees and the public.
4. In areas where the physical features and natural amenities do not exist or are limited in nature, the established development standards are intended to provide a similar feel to the site. In those areas of the district where physical constraints limit the ability of campus-style development, mid- and high-rise structures are not inconsistent with the overall concept of the district.
5. While it is not the intent for this to be a retail district, it is recognized that retail and service uses typically play a supporting role to the corporate commercial concept. With this in mind, it is intended, within the (CC) Corporate Commercial District, to encourage limited retail and service uses at centers, ~~or nodes within 1,000 feet of major street intersections and within 500 feet of selected minor street intersections. It is also intended to allow for limited retail and service uses within the commercial buildings themselves.~~

~~Siting of these structures should be sensitive to visibility and development quality, and orient well to the major streets and adjacent properties. The location of structures should reflect the internalization of activities within the site, reflect consideration of neighboring developments, and vehicular and pedestrian access and circulation.~~

### SECTION B. PRINCIPAL AND ACCESSORY USES.

No land shall be used and no structure shall be erected for, converted to, or used for any principal or accessory use other than such uses that are allowed in the (CC) Corporate Commercial District, in accordance with Article V. of this ordinance.

## SECTION C. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in the (CC) Corporate Commercial District only in accordance with Articles V. and XXI. of this ordinance.

## SECTION D. CONDITIONAL USES.

### 1. DESIGNATION OF CONDITIONAL USES:

~~Certain uses shall be allowed in the (CC) Corporate Commercial District in accordance with the special conditions set forth below. Such conditional uses are identified for the (CC) Corporate Commercial District in Article V. of this ordinance with the "\_\_\_"C designation, and shall be allowed only as follows:~~

~~a. If the designation for the specified use in Article V. of this ordinance is XC, as applicable to the (CC) Corporate Commercial District, such conditional uses shall be allowed by right only as follows.~~

~~i. Within one thousand feet from the intersection of an arterial street and another arterial street, or within five hundred feet from the intersection of an arterial street and a major collector street, as designated on Figure 1 of this Article. Such distance shall be measured from the intersection of the centerlines of the rights of way of the streets. Development of the site shall be in accordance with Section M and Section O of this Article.~~

~~The location of the secondary retail node shall be contingent upon construction of a major collector street, as identified on the Carrollton Transportation Plan, as amended. If the Transportation Plan is amended and the collector street is relocated, it is the intent that the acreage associated with this secondary retail node be relocated accordingly with the street. Prior to any Transportation Plan amendment, all property owners located within 500 feet of the existing secondary intersection shall be notified of the pending amendment, or;~~

~~ii. In a building greater than 50,000 square feet in floor area and at least three stories in height, provided:~~

~~a) The use occupies less than or equal to 3,000 square feet of floor area, and;~~

~~b) The use is located on the first or second floor, and;~~

~~c) The use has no signs advertising or identifying itself outside of the building it is located in, and;~~

~~d) All access to the use is attained from inside the building, and;~~

~~e) The total area of conditional uses, with the exception of those specifically listed in Section D(2)(a) below, shall not exceed 40 percent of the total square footage of the building the uses are located in, unless otherwise approved by the City Council.~~

~~b. If the designation for the specified use in Article V. of this ordinance is AC, as applicable to the (CC) Corporate Commercial District, such conditional use shall be allowed only as an accessory use in accordance with the provisions of Section D (1)(a) above and (2) below;~~

- ~~e. If the designation for the specified use in Article V. of this ordinance is SC, as applicable to the (CC) Corporate Commercial District, such conditional use shall be allowed only upon approval of a special use permit, and in accordance with the provisions of Section D (1)(a) above and (2) below, and;~~
- ~~d. If the designation for the specified use in Article V. of this ordinance is SAC, as applicable to the (CC) Corporate Commercial District, such conditional use shall be allowed only as an accessory use, and only upon approval of a special use permit in accordance with the provisions of Section D (1)(a) above and (2) below.~~

~~2. APPLICABLE CONDITIONS:~~

~~The following conditions shall apply to all uses identified for the (CC) Corporate Commercial District in Article V. of this ordinance with the "\_\_\_"C designation.~~

~~a. WAREHOUSING, MANUFACTURING, AND ASSEMBLY USES:~~

~~No warehousing, manufacturing, and/or assembly use, and/or the repair and servicing of items manufactured or assembled in this district, or combination thereof, as herein defined, listed for the (CC) Corporate Commercial District with the suffix "C" in Article V., Section C, of this ordinance, shall be allowed as the principal use of the building such use(s) is located in, unless otherwise approved by City Council.~~

~~b. RESTAURANTS:~~

~~A restaurant which is located more than one thousand feet from the intersection of two arterial streets, or more than 500 feet from the intersection of an arterial street and a major collector street, as designated on Figure 1 of this Article, shall be required to meet the following conditions:~~

- ~~i. The restaurant shall be located in a building that is greater than 50,000 square feet in floor area and is at least three stories in height, and;~~
- ~~ii. The restaurant occupies five percent or less of the total floor area square footage of the building.~~

~~c. DAY CARE CENTER OR NURSERY SCHOOL:~~

~~Day care centers or nursery schools shall require a special use permit in accordance with Article XXI. of this ordinance. In addition, a day care center or nursery school that is located outside of one of the retail/service nodes depicted in Figure 1 shall be located in a building that is greater than 50,000 square feet in floor area and is at least three stories in height, provided:~~

- ~~i. The use is located on the first or second floor, and;~~
- ~~ii. The use has no signs advertising or identifying itself outside of the building it is located in, and;~~
- ~~iii. All access to the use is attained from inside the building.~~

## SECTION ~~DE~~. PROHIBITED USES.

The following uses shall be specifically prohibited in the (CC) Corporate Commercial District:

1. Any structure erected or land used for any use other than one or more of the uses specifically permitted pursuant to this Article and Article V. of this ordinance.
2. Any use of property that does not meet the required minimum lot size; front, side, or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage, or any other standard as herein required, except as provided by Article XXVIII. of this ordinance.
3. The storage of equipment, materials or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

## SECTION ~~EF~~. SCREENING REQUIREMENTS.

*(Ord. No. 3891, 12/11/18)*

### 1. SCREENING WALL:

Screening walls applicable to the separation of uses, screening of satellite television reception dishes, trash receptacles and other items shall be provided in accordance with Article XXV. of this ordinance, except as otherwise provided herein.

- a. Screening walls shall not be allowed in any landscape setback which is adjacent to a public thoroughfare.
- b. Solid opaque fencing, such as masonry, is prohibited, except as a screening wall, to satisfy the requirements of Article XXV., Section C of this ordinance, unless otherwise approved by the City Manager or designee.

### 2. OFF-STREET PARKING:

Areas which are used for the off-street parking of motor vehicles in connection with any use permitted within the (CC) Corporate Commercial District shall be screened from any adjacent common drive for the site by a landscaped earthen berm constructed to a minimum height of three feet. Side slopes of such berm shall have a minimum of three feet of horizontal distance for each one foot of height.

In lieu of the required earthen berm, any combination of live plant material, berming, or masonry fence shall be permitted, provided that such combination creates a solid visual barrier of not less than three feet nor greater than four feet in height at the time of planting, measured at the finished grade of the parking area.

## SECTION ~~FG~~. SPECIAL HEIGHT REGULATIONS.

1. Flagpoles, cooling towers, roof gables, roof-mounted communication antennas and satellite television reception dishes, chimneys and vent stacks, elevator bulkheads, penthouses and mechanical equipment, and parapet walls may extend for an additional height not to exceed 15 feet from the maximum height

limit of a structure to the highest point of any church steeple, dome, spire, flagpole, cooling tower, roof gable, roof-mounted communication antenna or satellite television reception dish, chimney, vent stack, elevator bulkhead, penthouse and mechanical equipment, or parapet wall.

2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one steeple, dome or spire per lot, tract, or project.
3. Municipal water towers and sports lighting facilities, utility poles, and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article. (*Ord. No. 2572, 11/07/00*)

## SECTION GH. SPECIAL YARD REGULATIONS.

### 1. SPECIAL FRONT YARD REGULATIONS:

- a. Every part of a required front yard shall be opened and unobstructed from a point 30 inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply to guard houses approved by the City Council, living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, overhead service lines and poles for utilities, or fences, which shall be situated and constructed in accordance with the applicable codes of the City of Carrollton.
- b. The location, placement, and dimensions of any sign located within this district shall be permitted in accordance with the applicable provisions of the Sign Ordinance of the City of Carrollton.

### 2. SPECIAL FRONT, REAR, AND SIDE YARD REQUIREMENTS:

- a. ~~a~~-The ordinary extensions of window sills, awnings, wall-mounted signs, eaves, balconies, belt courses, cornices, roof overhangs, canopies, and other architectural features may extend an additional 10 feet into the required front yard, and an additional five feet into the required rear or side yard.

### 3. SPECIAL REAR AND SIDE YARD REGULATIONS:

- a. No rear or side yard setback shall be required where such rear or side yard abuts:
  - i. Railroad tracks, including sidings and spurs;
  - ii. Water body or stream course;
  - iii. Any area dedicated to permanent open space, such as a channel easement.
- b. If such rear or side yard is adjacent to (SF) single-family zoned property, the applicable rear or side yard shall apply, even though one of the items listed in Section H(3)(a) above separates the single-family zoned property from the property zoned (CC) Corporate Commercial. The width of those items listed in Section H(3)(a) above, may be incorporated into the required rear or side yard setback.

4. SPECIAL SIDE YARD REGULATIONS:

- a. A structure shall be permitted to have one or both side walls coincident with the parcel or lot line, except under the following circumstances:
  - i. The wall in question is adjacent to (SF) single-family zoned property;
  - ii. The wall in question is adjacent to any street.

In such circumstances, the applicable setback listed in Section N (12) of this Article shall apply.

- b. The side yard setback for the exterior wall which is not designated coincident with the lot line shall be established in accordance with the following:
  - i. Where a single building or structure is subdivided whereby individual tenant spaces are created on separately platted lots, the side yard setback for the exterior walls which are not coincident with the lot lines shall be established in accordance with Section N (12) of this Article.
  - ii. Where a single building or structure is located on a separately platted lot, and where the exterior wall which is not designated coincident with the lot line faces the exterior wall of a building located on the abutting lot line of the adjacent lot, the side yard setback for such building shall be the cumulative total of both required side yards for the particular type of building if such building had not been established at the zero lot line. In all other instances, the side yard of the exterior wall which is not coincident with the lot line shall be established in accordance with Section N (12) of this Article.
- c. In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply.
- d. Approval of a zero lot line yard in accordance with the provisions of this subsection shall not be construed as, nor constitute, a variance, reduction, modification or exemption from any other provision or requirement of this Article, or any applicable building or fire code of the City of Carrollton.

**SECTION II. SIDEWALKS.**

Sidewalks shall be provided in accordance with the Subdivision Ordinance, and shall be constructed in accordance with the standards prescribed by the City of Carrollton.

**SECTION II. SPECIAL OFF-STREET PARKING REGULATIONS.**

Parking shall be provided in accordance with Article XXIV. of this ordinance, except as otherwise provided herein.

- 1. The maximum height of any parking structure within the (CC) Corporate Commercial District shall be two levels, not to exceed 25 feet. However, parking structures located behind the main structure and not visible from any adjacent street, and which meet all applicable requirements of this Article may be constructed to a maximum height of six levels, not to exceed 75 feet. At no time however, shall any parking structure be taller than the main structure on the same lot or parcel.



~~2. No parking area shall contain greater than 200 parking spaces. If a greater number of spaces is required, separate parking areas of not more than 200 spaces shall be provided. These parking areas shall be separated by a landscaped area with a minimum width of 10 feet, and be landscaped in accordance with Article XXV., Section B(7)(e) of this ordinance. This landscaped area may be counted towards the on-site required landscaping.~~

23. Parking reduction options identified in Article XXIV., Section F(2) of this ordinance, shall not be applicable for any property zoned to the (CC) Corporate Commercial District.

#### **SECTION ~~JK~~. SPECIAL OFF-STREET LOADING AND SERVICE AREA REQUIREMENTS.**

1. Where the provision of off-street loading and service areas is necessary for the uses permitted within the (CC) Corporate Commercial District, such areas shall be provided in accordance with Article XXIV. of this ordinance, except as otherwise provided herein.

- a. Loading areas, freight docks, truck berths or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facilities shall not be located within the designated front yard of any structure; nor shall such facilities face directly upon any arterial thoroughfare, as designated on the Carrollton Transportation Plan, when located within 200 feet of any arterial thoroughfare, unless such facilities are screened in accordance with Section K(1)(b) below.
- b. All loading areas, freight docks, truck berths or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facilities located within 200 feet of any freeway, freeway frontage road, or arterial thoroughfare, and which face less than 45 degrees from such street, shall be screened from the view of the street by a solid, opaque wall or fence of not less than six feet in height, measured at the highest finished grade, constructed in accordance with the standards prescribed by the City of Carrollton. However, if the combination of landscaping and berming provided in the landscape setback provides screening which is similar to the screening that would be provided by the solid opaque masonry wall, the screening wall may not be required.

Otherwise, the location, setbacks, and screening requirements for such facilities shall be in accordance with Article XXIV. of this ordinance.

- c. Service areas provided incidental to a gasoline service station shall be exempted from the siting criteria established in Section K(1)(a) and the screening criteria established in Section K(1)(b).

## SECTION ~~KL~~. MISCELLANEOUS REQUIREMENTS.

### 1. ACTIVITIES WITHIN AN ENCLOSED BUILDING:

All business operations and activities within the (CC) Corporate Commercial District shall be conducted completely within an enclosed building, and in no instance shall any outside activity be permitted in this district, except for:

- a. ~~Off-street parking or loading; drive-in or drive-through window at a financial institution, prescription pharmacy, or dry cleaning establishment; material recycling collection bin; outdoor dining in conjunction with a restaurant;~~
- ~~a.b. Or fitness and recreational sports center related activities and equipment outdoor dining in conjunction with a restaurant provided that any such outdoor activity allowable by Section H(1)(b) is screened by a decorative wall or fence 4 to 8 feet in height.; or material recycling collection bin.~~

### 2. UTILITIES:

All utilities located within 200 feet of the front property line which will serve any lot or parcel within the (CC) Corporate Commercial District, shall be installed underground, except for any transmission lines or feeder lines, either existing or proposed, located within the (CC) Corporate Commercial District, provided that such transmission or feeder lines be located within a designated paved easement or alley way provided by the property owner.

Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost for overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this Article shall develop policies and cost reimbursement procedures with respect to the installation and extension of underground service.

### 3. SATELLITE TELEVISION RECEPTION DISHES:

Satellite television reception dishes located within the (CC) Corporate Commercial District shall not be located in front of the main structure or the front building line, and shall not be erected closer than three feet to any rear or side property line. Ground-mounted satellite television reception dishes shall be screened in accordance with Article XXV. of this ordinance.

When the site upon which a ground mounted satellite television reception dish is located adjacent to any residentially zoned property, the maximum overall height of the dish at any position, shall be as follows:

- a. Not to exceed 10 feet when located closer than 25 feet to any residentially zoned property;
- b. Not to exceed 25 feet when located between 25 and 65 feet from any residentially zoned property;
- c. Not to exceed 40 feet when located between 65 and 100 feet from any residentially zoned property;
- d. Not to exceed 50 feet when located between 100 and 150 feet from any residentially zoned property;
- e. Not to exceed 75 feet when located in excess of 150 feet from any residentially zoned property.

No lettering, logo, or any form of advertising or other writing shall appear on the face or back of any dish, except the name of the manufacturer, distributor, or seller of such dish, provided that such lettering does not exceed two inches in height.

4. LANDSCAPING:

Landscaping shall be provided on the premises of any property within the (CC) Corporate Commercial District in accordance with Article XXV. of this ordinance, except as otherwise provided herein.

- a. All landscape plans developed for property zoned to the (CC) Corporate Commercial District, shall be developed by a landscape authority, as defined herein. The plans shall be developed in accordance with Article XXV., Section B(3) of this ordinance. (*Ord. No. 3943, 01/14/20*)
- b. Landscape Setback:
  - i. A 50 foot landscape setback, coincident with the applicable front, side, and/or rear setback, shall be provided adjacent to all streets and street easements in the (CC) Corporate Commercial District. Landscaping within the setback shall be installed by the developer in accordance with the provisions of this Article.
  - ii. Trees shall be provided within the landscape setback at a minimum ratio of 25 trees per acre of landscape setback.
    - a) Trees shall be of at least three inches in trunk diameter at the time of planting, measured 12 inches above grade, and shall be maintained in a living and growing condition; and
    - b) Trees shall be planted at intervals of not greater than 40 feet, measured on center; and
    - c) At least three-fourths of the tree dripline area must be in permeable area.
  - iii. Existing trees of not less than three inches in trunk diameter, measured 12 inches above grade, may be utilized to satisfy the requirements of subsection (4)(b)(2) above, provided that:
    - a) Such trees shall be located in accordance with subsections (4)(b)(2)(B) and (4)(b)(2)(C) above; and
    - b) There shall be no damaging changes in the original grade of the dripline area of such existing trees.
  - iv. Landscaped earthen berms shall be provided within the landscape setback. The berms shall be constructed to a minimum height of three feet and a maximum height of six feet. Side slopes of such berms shall have a minimum of three feet of horizontal distance for each one foot of height.
  - v. No site improvements other than landscaping shall be installed in the landscape setback except for:
    - a) Structures below and covered by the ground;
    - b) Steps, crossing driveways, curbing, sidewalks, pedestrian plazas, benches and related hardscape;

- c) Planter and retaining walls (other than screening walls);
  - d) Underground utilities and related utility equipment to the extent such is required by utility companies and is screened as required; and
  - e) Signage as allowed per the Sign Ordinance of the City of Carrollton.
- c. Any outdoor parking lot that contains 15 or more parking spaces shall have not less than five percent of the interior of such lot landscaped in accordance with Article XXV., Section B(7)(e) of this ordinance. This landscaped area may be counted towards the on-site required landscaping.
  - d. Alternative landscaping options identified in Article XXV., Section B(2)(b) and Section B(5) of this ordinance shall not be applicable for any property zoned to the (CC) Corporate Commercial District.

## 5. PUBLIC FACILITIES.

- a. Sites for the public facilities listed below shall be developed in accordance with this Article, except as otherwise provided herein.
  - i. Civil Defense, Fire, or Police Station;
  - ii. Telephone Exchange Station;
  - iii. Electricity Regulating Substation;
  - iv. Public Recreation or Community Center, Athletic or Recreation Facility.

Minimum lot area (Square feet)	Minimum lot depth	Minimum lot width	Berms required in landscape setback
20,000	125'	125'	Yes

- b. Sites for the public facilities listed below shall be developed in accordance with this Article, except as otherwise provided herein.
  - i. Radio Broadcasting or Communications Tower;
  - ii. Telephone Relay Tower;
  - iii. Natural Gas Pressure Control Station;
  - iv. Water or Sewage Pressure Control Station;
  - v. Water Storage;
  - vi. Public Park.

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Minimum lot area (Square feet)	Minimum lot depth	Minimum lot width	Berms required in landscape setback
20,000	125'	125'	No

### 6. ACCESSORY STRUCTURES *(Ord. No. 3144, 06/05/07)*

- a. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory buildings or structures.
- b. All accessory structures shall be considered as main structures and shall comply with all the building and zoning requirements for main structures in that district with the following exceptions:
  - i. Public schools: Public schools shall be permitted to use modular classrooms on-site as attendance requires.
  - ii. Churches: A maximum of one accessory building with a floor area in excess of 120 square feet shall be permitted per lot or adjoining lots under a single ownership for churches. (All additional accessory buildings shall be considered main structures.)
    - a) This structure shall not be located in front of the main structure, nor within the designated front yard of any lot or parcel.
    - b) Where an accessory building or structure is located in the side yard of any lot or parcel, as such side yard is determined relative to the main structure, and where such side yard does not overlap or occur coincident with the designated rear yard, such accessory building or structure shall be screened from the view of any adjacent public street.
    - c) Accessory structures shall be prohibited in the side yard, as such side yard is determined relative to the main structure, where such accessory structure is located between the main structure and a public street.
    - d) Accessory buildings with a floor area greater than 120 square feet, but less than 240 square feet, shall have a metal or exterior grade wood siding unless the building is constructed in accordance with Section N, Height and Area Regulations, of this Article. Exterior construction materials for accessory buildings 240 square feet or greater shall be similar in type and in equivalent ratios of materials used on the exterior façade of the existing main structure on the lot.
    - e) Accessory buildings with a floor area in excess of 600 square feet or with a building height over 15 feet, with or without a utility meter separate from the main building, shall be permitted only upon approval of a Special Use Permit.

**~~SECTION M. REQUIREMENTS FOR "\_\_\_"C, CONDITIONAL USES.~~**

**~~1. SCREENING WALL:~~**

~~Screening walls applicable to the separation of uses, screening of satellite television reception dishes, trash receptacles, and other items shall be provided in accordance with Article XXV. of this ordinance, except as otherwise provided herein.~~

- ~~a. All screening walls provided in connection with any "\_\_\_"C, conditional use shall be constructed of full-width brick or stone, and shall otherwise be constructed in accordance with the Engineering Design Standards of the City of Carrollton. Concrete panel, poured in-place textured concrete, "brickerete" and other similar construction shall be prohibited.~~

**~~2. LANDSCAPING:~~**

~~Landscaping shall be provided in accordance with Article XXV. of this ordinance, except as otherwise provided herein.~~

- ~~a. A 20-foot landscape setback shall be provided adjacent to all streets and street easements. Landscaping within the setback shall be installed by the developer in accordance with the provisions listed below:~~
- ~~i. One shade tree, a minimum three inch caliper at the time of planting, or three ornamental trees, a minimum of six feet in height at the time of planting, for each 50 linear feet of street frontage, and either;~~
  - ~~ii. A landscape planting of 16 evergreen shrubs, a minimum five gallon size at the time of planting, for every 50 linear feet of street frontage, planted in groupings or hedgerow style, a maximum of three feet on center, or;~~
  - ~~iii. A landscaped earthen berm constructed to a minimum height of three feet. Side slopes of such berm shall have a minimum of three feet of horizontal distance for each one foot of height, or;~~
  - ~~iv. A combination of a three foot high landscaped berm and evergreen shrubs.~~

~~b. Any outdoor parking lot that contains 15 or more parking spaces shall have not less than five percent of the interior of such lot landscaped as follows:~~

~~i. One shade tree, a minimum three inch caliper at the time of planting, or three ornamental trees, not less than six feet in height at the time of planting for every 15 parking spaces.~~

~~This landscaped area may be counted towards the on-site landscaping requirement, as established in Article XXV. of this ordinance.~~

~~c. Alternative landscaping options identified in Article XXV., Section B(2)(b) and Section B(5) of this ordinance shall not be applicable to any property identified in SECTION D (1)(a)(1) of this Article.~~

~~3. SERVICE STATION PUMP ISLANDS:~~

~~Gasoline service station pump islands shall have a minimum setback of 60 feet from any street right-of-way or street easement. Unenclosed canopies shall have a minimum setback of 50 feet from any street right-of-way or street easement.~~

**SECTION LN. HEIGHT AND AREA REGULATIONS.****(~~ONE — THREE STORY~~ STRUCTURES UP TO 37')**

		<u>1 STORY STRUCTURE</u>	<u>2 STORY STRUCTURE</u>	<u>3 STORY STRUCTURE</u>
	Note: <u>Area designations shall be determined by the height of the structure.</u> <del>Story designations for structures are included for reference purposes only. Structure setback, area, and coverage regulations shall be based upon the height restrictions established in paragraph (2) of this Section.</del>			
1.	Minimum lot area (square feet)	40,000	40,000	40,000
2.	Maximum height of structure	17'	25'	37'
3.	Maximum floor area ratio (FAR)	0.65:1	1.3:1	2:1
4.	Maximum building coverage (As a percentage of total lot area)	65%	65%	65%
5.	Minimum brick or stone content, exterior  (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face) or pre-cast concrete panels (except unpainted) unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) <i>(Ord. No. 2572, 11-04-00)</i>	80%	80%	80%
6.	Maximum amount of impervious coverage  (As a percentage of total lot area)	80%	80%	80%
7.	Minimum amount of landscaped area			



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	(As a percentage of total lot area)	(Reference Section L(4) and See Article XXV. of this ordinance)		
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'
9.	Minimum lot depth (length of side lot lines)	100'	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	50'	50'	50'

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		<del>1-STORY</del> <u>STRUCTURE</u>	<del>2-STORY</del> <u>STRUCTURE</u>	<del>3-STORY</del> <u>STRUCTURE</u>
11.	Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)			
	a. Abutting (SF) single-family zoned property  i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	50'	65'	65'
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	50'	130'	130'
	b. Abutting any type of street	50'	50'	50'
	c. All other side setbacks shall be in accordance with the building codes of the City of Carrollton.  (In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton Fire Code shall apply)			
12.	Minimum depth of rear setback (Measured from rear property line to any structure)			
	a. Abutting (SF) single-family zoned property			
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	50'	65'	65'

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	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of an exterior wall, per floor above the first floor.	50'	130'	130'
	b. Abutting property zoned other than (SF) single-family	50'	50'	50'
	c. Abutting any type of street  (In the event a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	50'	50'	50'
13.	Minimum distance between structures on the same lot or parcel	0'	0'	15'
14.	Minimum required off-street parking spaces	(Reference Article XXIV. of this ordinance)		

**SECTION MN. HEIGHT AND AREA REGULATIONS.****(~~FOUR—SIX STORY~~ STRUCTURES UP TO 75')**

		<u>4 STORY STRUCTURE</u>	<u>5 STORY STRUCTURE</u>	<u>6 STORY STRUCTURE</u>
	Note: <del>Story designations for structures are included for reference purposes only. Structure setback, area, and coverage regulations shall be based upon the height restrictions established in paragraph (2) of this Section. Area designations shall be determined by the height of the structure.</del>			
1.	Minimum lot area (square feet)	40,000	40,000	40,000
2.	Maximum height of structure	50'	63'	75'
3.	Maximum floor area ratio (FAR)	2.6:1	3.25:1	4:1
4.	Maximum building coverage (As a percentage of total lot area)	65%	65%	65%
5.	Minimum brick or stone content, exterior  (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face) or pre-cast concrete panels (except unpainted) unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) <i>(Ord. No. 2572, 11-04-00)</i>	80%	80%	80%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	80%	80%	80%
7.	Minimum amount of landscaped area			

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	(As a percentage of total lot area) ( <i>Ord. No.3943, 01/14/2020</i> )	(Reference Section L(4) and See Article XXV. of this ordinance)		
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'
9.	Minimum lot depth (length of side lot lines)	100'	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	50'	50'	50'

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		<u>4-STORY STRUCTURE</u>	<u>5-STORY STRUCTURE</u>	<u>6-STORY STRUCTURE</u>
11.	Minimum width of side setback  (Distance between structure and any property line not deemed a front or rear yard)			
	a. Abutting (SF) single-family zoned property  i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	100'	150'	150'
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	200'	250'	250'
	Minimum width of side setback (continued)			
	b. Abutting any type of street	50'	50'	50'
	c. All other side setbacks shall be in accordance with the building codes of the City of Carrollton.  (In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton Fire Code shall apply)			
12.	Minimum depth of rear setback  (Measured from rear property line to any structure)			
	a. Abutting (SF) single-family zoned property			
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	100'	150'	65'

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	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of an exterior wall, per floor above the first floor.	200'	250'	250'
	b. Abutting property zoned other than (SF) single-family	50'	50'	50'
	c. Abutting any type of street  (In the event a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	50'	50'	50'
13.	Minimum distance between structures on the same lot or parcel	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'
14.	Minimum required off-street parking spaces	(Reference Article XXIV. of this ordinance)		

**SECTION O. HEIGHT AND AREA REGULATIONS FOR "\_\_\_"C USES**

<del>1. Minimum site area (Square feet)</del>		<del>25,000</del>
<del>2. Maximum height of structure</del>	<del>2 stories, not to exceed 25'</del>	
<del>3. Maximum floor area ratio (FAR) (Ratio of total building floor area to total site area)</del>		<del>0.8:1</del>
<del>4. Maximum building coverage (percentage of total lot area) (Percent of which can be covered by building(s))</del>		<del>40%</del>
<del>5. Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of the total exterior walls which face any public thoroughfare, or which are within seventy (70) feet of any residentially zoned property, excluding doors, windows, and window walls, constructed of brick or stone unless otherwise approved by the City Council.)</del>		<del>60%</del>
<del>6. Maximum amount of impervious coverage (as a percentage of total lot area)</del>		<del>80%</del>
<del>7. Minimum amount of landscaped area (as a percentage of total lot area)</del>		<del>___</del>
<del>(Reference Section M(2) and See Article XXV. of this ordinance) (Ord. No.3943, 01/14/2020)</del>		
<del>8. Minimum lot frontage on a public street (Measured at the front building line)</del>		<del>150'</del>
<del>9. Minimum lot depth (Length of side lot lines)</del>		<del>150'</del>
<del>10. Minimum depth of front setback (Measured from front property line to any structure)</del>		
<del>a. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (As identified on the Carrollton Transportation Plan)</del>		<del>20'</del>
<del>b. All others</del>		<del>20'</del>
<del>11. Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)</del>		
<del>a. Abutting any (SF) single family zoned property</del>		
<del>i. Without windows facing (SF) single family zoned property or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single family zoned property.</del>		
<del>a) One story structures, not to exceed 17' in height</del>		<del>25'</del>



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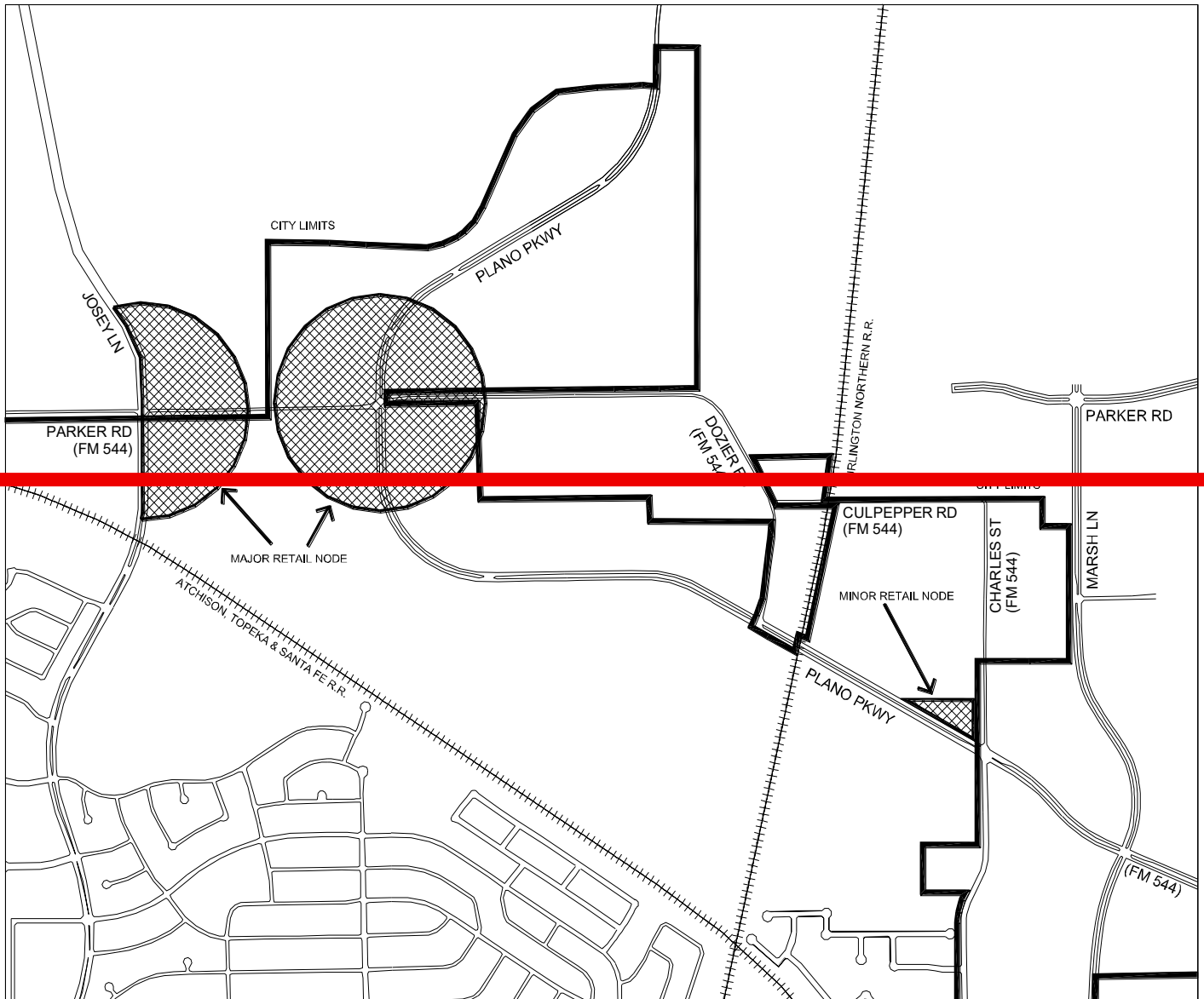
<del>b) Two story structures, not to exceed 25' in height</del>	<del>65'</del>
<del>ii. With windows facing (SF) single family zoned property which occupy in excess of the top 20% of the exterior wall, per floor above the first floor.</del>	
<del>a) One story structures, not to exceed 17' in height</del>	<del>25'</del>
<del>b) Two story structures, not to exceed 25' in height</del>	<del>130'</del>
<del>b. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan)</del>	<del>20'</del>
<del>c. Abutting a collector thoroughfare or any other type of street</del>	<del>20'</del>
<del>d. All other side setbacks shall be in accordance with the applicable requirements of the building codes of the City of Carrollton.</del>	
<del>(When a fire lane is in a side yard, the applicable requirements of the Carrollton fire code shall apply)</del>	

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<del>12. Minimum depth of rear setback (Measured from rear property line to any structure)</del> <del>a. Abutting any (SF) single family zoned property</del> <del>i. Without windows facing (SF) single family zoned property or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single family zoned property.</del> <del>a) One story structures, not to exceed 17' in height</del> <del>b) Two story structures, not to exceed 25' in height</del>		<del>25'</del> <del>65'</del>
<del>ii. With windows facing (SF) single family zoned property which occupy in excess of the top 20% of the exterior wall, per floor above the first floor.</del> <del>a) One story structures, not to exceed 17' in height</del> <del>b) Two story structures, not to exceed 25' in height</del> <del>b. Abutting property zoned other than (SF) single family</del> <del>c. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare</del> <del>(As identified on the Carrollton Transportation Plan)</del> <del>d. Abutting any other type of street</del>		<del>25'</del> <del>130'</del> <del>10'</del> <del>20'</del> <del>20'</del>
(When a fire lane is in a side yard, the applicable requirements of the Carrollton fire code shall apply)		
<del>13. Minimum distance between structures on the same lot or parcel</del>		<del>10'</del>
<del>14. Minimum required off street parking spaces (Reference Article XXIV. of this ordinance)</del>		

## Exhibit A

**Figure 1**  
**Retail/Service Intersections**



(Ord. No. 2608; 04/17/01)

## ARTICLE XXXIV.

### DEFINITIONS

#### SECTION B. TERMS AND DEFINITIONS.

BUILDING COVERAGE: The proportion of a lot or site covered or permitted to be covered by a building  
~~or structure.~~

- B. P&Z RECOMMENDATION** from P&Z meeting: 09/04/25  
Result: **APPROVED** /Vote: 7-0 (Kramer and Doyle absent)
- C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 10/14/25  
Result: /Vote: