

RESULTS SHEET

Date: 05/20/25

Case No./Name: PLZT 2024-144 CZO Text Amendments

A. 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~~**):

TABLE OF CONTENTS

Part II USE DISTRICTS

Article XIII.	<u>RESERVED FOR FUTURE USE</u> (NS) NEIGHBORHOOD SERVICE DISTRICT REGULATIONS (Ord. No. _____; 05/06/25) 13-1
Article XVIII.	(LI, HI) LIGHT INDUSTRIAL AND HEAVY INDUSTRIAL DISTRICTS S REGULATIONS 18-1

ARTICLE II. ZONING DISTRICTS

(Ord. No. 2835; 07/01/03), (Ord. No. _____; 05/06/25)

SECTION A. ZONING DISTRICTS ESTABLISHED.

The City of Carrollton, Texas, is hereby divided into 35 types of districts. The use, height, area, and other regulations as set out herein are uniform in each district. The 35 districts established herein shall be known as:

IH	Interim Holding District;	O-2	Office District;
SF-12/20	Single-Family Residential District;	O-3	Office District;
SF-10/18	Single-Family Residential District;	O-4	Office District;
SF-8.4/18	Single-Family Residential District;	NS	Neighborhood Service District; (Ord. No. 4084, 06/21/2022 repealed the (NS) Neighborhood Service District in its entirety)
SF-8.4/16	Single-Family Residential District;	LR-1	Local Retail District;
SF-7/16	Single-Family Residential District;	LR-2	Local Retail District;
SF-7/14	Single-Family Residential District;	LC	Light Commercial District;
SF-6.5/12	Single-Family Residential District;	HC	Heavy Commercial District;
<u>SF-5/12</u>	<u>Single-Family Residential District;</u>	C/W	Commercial/Warehouse District;
SF-PH	Single-Family-Patio Home District;	<u>IH</u>	<u>Interim Holding District;</u>
SF-A	Single-Family-Attached Residential District;	FWY	Freeway District;
SF-TH	Single-Family Townhouse Residential District;	I-35E	Interstate Overlay District;
D	Duplex Residential District;	LI	Light Industrial District;
MF-12	Multi-Family Residential District;	HI	Heavy Industrial District;
MF-15	Multi-Family Residential District;	PD	Planned Development District;
MF-18	Multi-Family Residential District;	TC	Transit Center District;
MHP	Mobile Home Park Residential District;	CC	Corporate Commercial District;
O-1	Office District;	GWY	Gateway Overlay District;
		HP	Historic Preservation Overlay District
		<u>JBL</u>	<u>Josey-Belt Line Redevelopment Overlay District</u>
		<u>I-35E</u>	<u>Interstate Overlay District</u>
		<u>PD</u>	<u>Planned Development</u>

(Ord. No. 1705, 05/07/91); (Ord. No. 1739, 10/01/91); (Ord. No. 1932, 08/17/93); (Ord. No. 2037, 11/15/94); (Ord. No. 2258, 04/15/97); (Ord. No. 2706, 07/16/02); (Ord. No. 2965, 04/19/05); (Ord. No. 3891, 12/11/18); (Ord. No. 4084, 06/21/2022 repealed the (NS) Neighborhood Service District in its entirety) (Ord. No. _____; 05/06/25) repealed (HI) Heavy Industrial District in its entirety)

SECTION B. OFFICIAL ZONING MAP.

10. The existing zones or district boundaries are hereby re-established and district name designations are and shall be changed as follows:

CHANGE OF ZONING DISTRICT NAME DESIGNATION

FROM		TO	
(R-1)	Single-Family District	(SF-12/20)	Single-Family District
(R-2)	Single-Family District	(SF-10/18)	Single-Family District
(R-3)	Single-Family District	(SF-8.4/16)	Single-Family District
(R-4)	Single-Family District	(SF-7/14)	Single-Family District
(A)	Apartment District	(MF-18)	Multi-Family District
(GA)	Garden Apartment District	(MF-15)	Multi-Family District
(MF-1)	Multi-Family District	(MF-18)	Multi-Family District
(MF-2)	Multi-Family District	(MF-15)	Multi-Family District
(MF-3)	Multi-Family District	(MF-12)	Multi-Family District
(MF-15)	Multi-Family District	(MF-12)	Multi-Family District
(MF-20)	Multi-Family District	(MF-15)	Multi-Family District
(MF-25)	Multi-Family District	(MF-18)	Multi-Family District
(O)	Office District	(O-2)	Office District
(LR)	Local Retail District	(LR-2)	Local Retail District
<u>(NS)</u>	<u>Neighborhood Services</u>	<u>(LR-1)</u>	<u>Local Retail District</u>
(C)	Commercial District	(HC)	Heavy Commercial District
(I)	Industrial District	(LI)	Light Industrial District
<u>(HI)</u>	<u>Heavy Industrial District</u>	<u>(LI)</u>	<u>Light Industrial District</u>

(Ord. No. 1557, 07/11/89); (Ord. No. 1739, 10/01/91); (Ord. No. 4084, 06/21/2022 repealed the (NS) Neighborhood Service District in its entirety) (Ord. No. _____; 05/06/25 repealed (HI) Heavy Industrial District in its entirety)

ARTICLE V.
USE OF LAND AND STRUCTURES

(Ord. No. ____; 05/06/25)

SECTION B. NEW AND UNLISTED USES.

1. Because of the large number of economic activities within the national economy, some uses have been identified herein under the broad heading of its relevant economic activity. For such uses that may not be specifically listed herein, reference shall be made to Part I of the North American Industry Classification System, United States, ~~2022~~²⁰¹⁷ *(Ord. No. ____; 05/06/25)* edition, for an interpretation. Article XXXIV. Definitions for uses listed herein override the North American Industrial Classification System descriptions. *(Ord. No. 1670, 11/20/90); (Ord. No. 3331, 10/06/09)*

PLZT 2024-144 CZO Text Amendments

Use Code	Type of Use
	(B#)
	(ALL SF-DETACHED DISTRICTS)
	(ALL SF-ATTACHED DISTRICTS)
	(D)
	(ALL MF-DISTRICTS)
	(M#P)
	(O-1) (O-2)
	(O-3) (C-1)
	(C-4)
	(R-1)
	(R-2)
	(CC)
	(LC)
	(HC)
	(C/W)
	(P/W)
	(LI)
	(H#)
	Historic Square
	Urban Core
	Urban General
	Urban Fringe
	Trinity Mills TC
	Frankford TC

<ul style="list-style-type: none"> • - Permitted Use [] - Prohibited Use <p>* - Refer to Article XXXIV for definition</p>	<p>S - Special Use Permit Required</p> <p>TSP - Technical Site Plan Required</p> <p>SDP - Special Development Plan</p>	<p>A - Permitted as an Accessory Use</p> <p>T - Permitted as a Temporary Use</p>	<p>Im - Permitted on Interim Basis Only</p> <p>_C - Conditional Use (See Art. XX.1)</p>
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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	S	S	SDP	S	
624129 C002	Adult Daycare Home or Day Activity and Health Service Facility * (Ord. No. 05/06/25)	A	A	A	A	A	A					A					A							A	A	
C0022	Amateur Radio/Television Towers (See Art. XXVIII) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
C0024	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. 3897, 12/11/18) *												A	A	A	A	A	A	A							
81112	Automobile Paint and Body Shop Accessory Use to New Automobile or Light Truck Sales Only * (Ord. No. 05/06/25)											A	AC	A	A	A	A	A	A	A						
5321	Automobile Equipment Rental and Leasing (incl. automobiles, motor vehicles, travel trailers) acc. to car dealers or Auto Paint and Body Shop												AC		A	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. 05/06/25)											A	AC	A	A	A	A	A	A	A						
C0042	Other Motor Vehicle Repair Garage *														A	A	A	A	A	A						
C0056	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	A	A	A						
C0062	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
811192	Car Wash, Full Service or Self Service or Automated (Accessory Use, Max. 1 wash bay)					A						A	AC	A	A	A	A	A	A	A						
C0072	Caretaker or Night Watchman's Quarters; Dwelling *							A	A	A	A	A	A	AS	AS	AS	A	AS	A	A						A
6006	Caretaker or Night Watchman's Quarters; Guard Tower; No Dwelling *													A	A	A	A	A	A	A						
C009	Carport *	A	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) *							15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ	15P ¹ Δ							
C011	Garage, Private (Residential) *	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	Health and Fitness Center, Private or Public *					A	A	A	A	A			A	A	A	A	A	A	A	A				A	A	A
6014	Home Occupation (Ord. No. 2652-12/09/14)	A	A	A	A	A	A																	A	A	A
C001514	Kiosk, Food Sales and Service *											A		A	A	A	A	A	A	A				A	A	A
C001615	Kiosk, Informational *		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A

[illegible]

PLZT 2024-144 CZO Text Amendments

Use Code	Type of Use	(B1)	(ALL SE-DETACHED DISTRICTS)	(ALL SE-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(O-4P)	(O-1) (O-2)	(O-3) (O-3.1)	(O-4)	(L.R-1)	(L.R-2)	(C-C)	(L-C)	(H-C)	(C-W)	(P-W)	(L)	(H)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC																			
																				Historic Square	Urban Core	Urban General	Urban Fringe																					
<div><div><div>• - Permitted Use</div><div>[] - Prohibited Use</div><div>* - Refer to Article XXXIV for definition</div></div><div><div>S - Special Use Permit Required</div><div>TSP - Technical Site Plan Required</div><div>SDP - Special Development Plan</div></div><div><div>A - Permitted as an Accessory Use</div><div>T - Permitted as a Temporary Use</div></div><div><div>Im - Permitted on Interim Basis Only</div><div>_C - Conditional Use (See Art. XX.1)</div></div></div>																																												
PRIMARY USES																																												
1. RESIDENTIAL																																												
C101	Manufactured Homes/Mobile Homes *						•																																					
C102	Multifamily Dwelling *					TSP					S						S			•	•	•	•	SDP S																				
C103	Residential Loft * (Ord. No. 3265, 11/11/08) *																			•																								
C104	Single-Family Attached including Townhouses *			•	•																•	•		SDP S																				
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		S																														
C202	Membership Lodgings and Residence Halls, NEC.					S																S																						
3. HOTELS AND TRANSIENT LODGINGS																																												
72111	Hotel, Full Service (Ord. No. 2656, 01/06/02; (Ord. No. 3265, 11/11/08) *										S	XC	S	S	S	S	S	S	S	•	•	•	•	SDP S																				
72111	Hotel, Residence or Hotel Suites (Ord. No. 2656, 01/06/02; Ord. No. 3265, 11/11/08) *										S	XC	S	S	S	S	S	S	•	•	•	•																						
72111	Hotel, Limited Service (Ord. No. 2656, 01/06/02; Ord. No. 3265, 11/11/08) *										S	XC	S	S	S	S	S	S	•	•	•	•	SDP S																					
72499	Short-Term Rental (Ord. No. 4127) *	S	S	S			S	S	S	S	S								•		•	•	S																					
72499	Bed and Breakfast (Ord. No. 4127) *	S	S	S																																								
7212	Recreational Vehicle Parks & Recreational Camps					•							S	S	S		S	S																										
7213	Rooming & Boarding Houses					S																																						
4. GOVERNMENTAL SERVICES																																												
92214	Prison, Jail or Other Correctional Institution																S	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	TSP																					
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	S																					
6113	Colleges, Universities & Professional Schools	TSP	TSP	TSP	TSP	TSP	TSP	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	S																										
6116	Other Schools & Instruction						•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•																					
6. RELIGIOUS, CIVIC AND SOCIAL ORGANIZATIONS																																												
8131	Place of Worship *	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•																					
8134	Civic & Social Organizations						•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•																					

PLZT 2024-144 CZO Text Amendments

[illegible]

PLZT 2024-144 CZO Text Amendments

Use Code	Type of Use	(H)	(ALL SE-REQUIRED DISTRICTS)	(ALL SE-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1, O-2)	(O-3) (C-1)	(C-4)	(U-1)	(U-2)	(CC)	(LC)	(HC)	(C-W)	(FWV)	(LI)	(H#)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																				Historic Square	Urban Core	Urban General	Urban Fringe		
	<ul style="list-style-type: none"> - Permitted Use [] - Prohibited Use <p>* - Refer to Article XXXIV for definition</p>		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 C - Conditional Use (See Art. XX.1)					

9. ARTS, ENTERTAINMENT, AND RECREATION

51213	Theater (excl. Adult Motion Picture/Theater) *																	SOP	
7112	Arenas, Stadiums, Lighted Athletic Fields/Parks										S	S	S	S	S	S	S	SOP	S
7121	Museums, Historical Sites & Similar Institutions																		
713120	Commercial Amusement, Indoor (excl. Amusement Arcades and Adult Uses) *																	SOP	
7131	Commercial Amusement, Outdoor (excl. Adult Uses) *																		
71312	Amusement Arcades (excl. Adult Arcades) *										S	S	S	S	S	S	S	SOP	S
71391	Golf Courses & Country Clubs	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SOP	
71394	Fitness and Recreational Sports Center-HealthyFitness-Center (Private) (Ord. No. _____, 05/06/25)								S	S									
6904 71394	Fitness and Recreational Sports Center-HealthyFitness-Center (Public) (Ord. No. _____, 05/06/25)	S	S	S	S	S	S											SOP	
6902 6901	Event Centers and Reception Halls *							S	S	S	S	S	S	S	S	S	S	SOP	S
6903 6902	Smoking Lounge (Ord. 4066, 04/05/2022, Ratified Ord. 4085 6/21/2022) *										S				S	S	S	S	
712190	Parks *																	SOP	
71399	All Other Amusement & Recreation Uses & Activities (Ord. 4066, 04/05/2022, Ratified Ord. 4085 06/21/2022)										S	S	S	S	S	S	S	S	S

10. OFFICE

[illegible]

11. HEALTH CARE AND SOCIAL ASSISTANCE

[illegible]

PLZT 2024-144 CZO Text Amendments

Use Code	Type of Use	(B1)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MFP)	(O-1, O-2)	(O-3) (O-3-1)	(O-4)	(L(R-1)	(L(R-2)	(CC)	(LC)	(HC)	(C(W)	(RWV)	(L)	(H#)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																				Historic Square	Urban Core	Urban General	Urban Fringe		
<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 _C - Conditional Use (See Art. XX.1)</div>																									
12. RETAIL																									
441110	Automobile or Light Load Truck Sales (New)*													S	S	S	S	S	S						
441120	Automobile or Light Load Truck Sales (Used)*																	S							
4412-28	Other Motor Vehicle Sales*													S	S	S		S							
C1201	Automobile, Motor Vehicle, and Watercraft Parts Sales*											S													
44-46 C1202	Retail *												XC											SDP	S
C1204 C1203	Smoke Shop Retailer (Ord. 4066, 04/05/2022, Ratified Ord. 4085 06/21/2022) *												XC											S	S
462940 C1204	Retail Store, in excess of 75,000 sq. ft. of GLA *											S	SC	S	S	S	S	S	S						
462940 C1205	Retail Store, in excess of 30,000 sq. ft. of GLA *																				S	S	S	SDP	S
4471	Gasoline Station											S	SC	S	S	S	S	S					S		
445310	Beer & Wine Off-Premise (Liquor sales for off premise consumption is not allowed in Carrollton)													XC										SDP	
C1202 C1206	Alcoholic Beverage Sales, On Premise *											S	S				S				S			SDP	S
453998	Auction Sales (Without outside auction activity, outside display or storage)													S	S										
C1203 C1207	Artisan Workshop *																								
7224 722513	Restaurant, Full-Service *																							SDP	
7228 722513	Restaurant, Limited-Service *																							SDP	
722913 C1208	Snow Cone Stand *											T	T		T	T	T	T	T						
444220	Outdoor Nursery or Garden Center (Ord. No. 4035, 10/12/21)											T													
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. 4056/25)																								
C1302	Other Motor Vehicle Repair Garage*													S											
81112	Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body Shop											S					S								
811198	Automobile Quick Lube, Tire Service, and/or Inspection (Ord. No. 4056/25)											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																								
48841	Motor Vehicle Impound Yard (Accessory or Principal Use) (Ord. No. 2099, 09/05/25)														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.)												AC												
C1304	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted upon approval of an SDP												SAC				S	S							
8114	Personal and Household Goods Repair and Maintenance													XC											
C1305	Other Repair Services, NEC.														S	S	S	S	S						
14. WAREHOUSE, DISTRIBUTION AND STORAGE																									
C1401	Warehouse/Distribution *												AC				S								
C1402	Product Assembly *												AC				S								
42471	Bulk Stations and Storage Terminal (Petroleum)																								
42469	Other Chemicals & Allied Products														S	S		S							
423930	Recyclable Material																	S							
42459	Other Farm Products Raw Materials															S	S								
531130	Mini-Storage Warehouse (Self-Storage Units)														S	S									

PLZT 2024-144 CZO Text Amendments

Use Code	Type of Use																				DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																					Historic Square	Urban Core	Urban General	Urban Fringe		

• - 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 C - Conditional Use (See Art. XX.1)
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15. MANUFACTURING

311	Food Manufacturing												S	S	•		•	•								
3116	Animal Slaughtering and/or Processing																S	•								
312 3121	Beverages Manufacturing, including breweries, wineries, or related (not including tobacco product manufacturing) A (Ord. No. 3871, 05-07-18)											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. 05/06/25)											S	•	•	•		•	•								
313110	Newspaper, Magazine, or Book Publishing Manufacturing (Ord. No. 05/06/25)																•	•								
C1501	Print Shop * (Ord. No. 05/06/25)											•	•	•	•		•	•								
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		•	•								
C1601 C1502	Industrial Finishing of Any Product																•	•								
336	Transportation Equipment Manufacturing												S	S	S		•	•								
324	Petroleum & Coal Product Manufacturing																S	•								
339	Miscellaneous Manufacturing										S	S	S	S	S	S	S	•								

PLZT 2024-144 CZO Text Amendments

Use Code	Type of Use	(H)	(ALL SE-DETACHED DISTRICTS)	(ALL SE-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(O+P)	(O-1, O-2)	(O-3) (O-3.1)	(O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(NC)	(C/W)	(FWV)	(LI)	(HH)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC																				
																				Historic Square	Urban Core	Urban General	Urban Fringe																						
<div><div><div>• - Permitted Use</div><div>[] - Prohibited Use</div><div>* - Refer to Article XXXIV for definition</div></div><div><div>S - Special Use Permit Required</div><div>TSP - Technical Site Plan Required</div><div>SDP - Special Development Plan</div></div><div><div>A - Permitted as an Accessory Use</div><div>T - Permitted as a Temporary Use</div></div><div><div>Im - Permitted on Interim Basis Only</div><div>_C - Conditional Use (See Art. XX.1)</div></div></div>																																													
16. TRANSPORTATION																																													
481	Air Transportation and Related Support												S		S	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	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	S	S	S	S																								
4861	Pipeline Transportation	S	S	S	S	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	S	S	•																								
4884	Support Activities for Road Transportation														S				•	•	S																								
4921	Couriers and Delivery Services with onsite vehicular storage												XC	•	•	•	•	S	•	•																									
17. VEHICULAR PARKING AND STORAGE																																													
C1701	Parking Lot, Garage or Structure for overflow or nonrequired parking as a principal use or located on a separate lot from the main use and less than 300 feet from the main use. (Ord. No. 3945, 6/14/60)	S	S	S	S	S	S	•	•	•	•	•	•	•	•	•	S	•	•																										
C1702-C1701	Parking, Garage Structure or Parking Surface (For overflow or non-required parking as a principal use or located on a separate lot from the main use and located greater than 300 feet from the main use.) Required Parking Offsite within 300 Feet of the Primary Use. * (Ord. No. 3946, 6/14/60)								S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S																			
C1703-C1702	Parking Garage Structure (Principal Use) * (Ord. No. 3947, 6/14/60) (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.) (Ord. No. 3949, 12/13/19)	S	S	S	S	S	S	• S	• S	• S	• S	• S	• S	• S	• S	• S	S	• S	•			S	•	•	S	SDP	S																		
C1704-C1703	Parking Surface (Principal Use) * (Ord. No. 3948, 6/14/60) (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.) (Ord. No. 3949, 12/13/19)	S	S	S	S	S	S	• S	• S	• S	• S	• S	• S	• S	• S	• S	S	• S	•			S	•	S	S	S	S																		
81293	Travel Trailer, RV or Boat Storage (Ord. No. 3465, 12/06/11)													S	S	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	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	T	T	T																									
C1804	Other Communications, NEC.												S		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		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	S	S																	
2211	Electric Power Generation, Natural Gas Production, Sewer or Waste Treatment Storage or Distribution Plant or Point																		S	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	S	S	S																	

PLZT 2024-144 CZO Text Amendments

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) (C-1)	(e-4)	(L(R-1)	(L(R-2)	(CC)	(LC)	(HC)	(C(W)	(FWY)	(LI)	(H#)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																				Historic Square	Urban Core	Urban General	Urban Fringe		
<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 _C - Conditional Use (See Art. XX.1)</div>																									
20. CONTRACT CONSTRUCTION SERVICES (Ord. No. 3891, 12/11/18)																									
C2001-236	Contract Construction Service (with outside on-premise storage of equipment or material) Building, Developing and General Contracting (22w 02/20/22)																			•	•				
C2002-C2009 *	Contract Construction Service (No outside on-premise storage of equipment or material) (Ord. No. 1844, 11/03/92)																•	•		•	•				
C2003-C2009 *	Contractor Storage Yard (Principal Use) *																		S	S					
C2004-C2009 *	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	T	+					
236210	Other Heavy Construction																		S	S					
236210	Painting or Paper Service															•	•		•	•					
236210 23802	Sandblasting Service																		S	S					
238	Special-Trade Contractors															•	•		•	•					
C2005-C2009 *	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office* (Ord. No. 2039, 02/05/95)	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. 2039, 02/05/95)																		•	•					
81131	Welding Service															•	•		•	•					
C2005	Other Construction-Trade Services, NEC																		•	•					
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	S	S					
115	Support Activities for Agriculture and Forestry																	S	S	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	S	S					
211	Oil Extraction (Ord. No. 3145, 06/05/07)	S																S	S	S					
213	Support Activities for Mining																	S	S	S					
C2401	Other Mining Services, NEC. (Exsopt fuels)	S																S	S	S					
C2402	Other Mining & Quarrying of Nonmetallic Minerals, NEC. (Except fuels)	S	S															S	S	S					
21113	Natural Gas Exploration, Drilling & Production (SF-12/20 only) (Ord. No. 3145, 06/05/07)	S	S															S	S	S					
25. MISCELLANEOUS (Ord. No. 3891, 12/11/18)																									
C2501	Building or Structure in Excess of 6 Stories																		•					S	

ART. XVII RESERVED FOR FUTURE USE ~~(IP) INDUSTRIAL PARK (repealed)~~

ARTICLE XVII.

(Ord. No. 3331, 10/06/09 repealed the (IP) Limited Industrial/Industrial Park District in its entirety) (Ord. No. _____; 05/06/25
revised Article XVII. to be reserved for future use.)

ARTICLE XVIII.
(LI,~~HI~~)
LIGHT INDUSTRIAL ~~AND HEAVY INDUSTRIAL~~ DISTRICTS

(Ord. No. _____ : 05/06/25 repealed (HI) Heavy Industrial District in its entirety.)

SECTION A. PURPOSE.

1. The (LI,~~HI~~) Industrial Districts ~~are~~ is established to provide space for higher intensity industrial uses.
2. The noise, traffic, litter, late night hours and other influences generated as a result of the intensive uses allowed in ~~this~~these districts require adequate buffering from residential areas, and the traffic generated from such uses ~~shall~~should not be routed through residential areas. ~~Areas zoned to the (HI) Heavy Industrial District are not appropriate near any type of residential development.~~
3. Areas zoned to the (LI,~~HI~~) Industrial Districts should be located close to major transportation sources, including direct access to arterial or collector ~~size~~ streets. Internal streets within any industrial development should be sized and strengthened to accommodate commercial and truck traffic.
4. Areas zoned to the (LI,~~HI~~) Industrial Districts should have increased water, sewer and drainage capacity, and increased fire protection.

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 as are allowed in the (LI,~~HI~~) Industrial Districts, in accordance with Article V. of this ordinance. *(Ord. No. 1705, 05/07/91)*

SECTION C. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in the (LI,~~HI~~) Industrial Districts only in accordance with Articles V. and XXI. of this ordinance. *(Ord. No. 1705, 05/07/91)*

SECTION D. PROHIBITED USES.

The following uses shall be specifically prohibited in the (LI,~~HI~~) Industrial Districts:

1. Any structure erected or land used for 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, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in ~~this~~these districts. (Ord. No. 1705, 05/07/91)

SECTION G. SPECIAL YARD REGULATIONS.

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

- a. The ordinary extensions of ~~window sills~~windowsills, awnings, wall-mounted signs, eaves, balconies, belt courses, cornices, roof overhangs, canopies, balconies 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.
- b. Where applicable, any front, rear or side yard adjacent to any existing or proposed state or federally designated freeway shall be measured from the face of the structure, covered porch or covered terrace to the proposed right-of-way line designated for future expansion or construction of the adjacent freeway, as such right-of-way is identified by the most current construction plans or schematic drawings available from the state of Texas at the time of application by the property owner for a permit for construction.

SECTION I. MISCELLANEOUS REQUIREMENTS.

1. UTILITIES:

All utilities located within 200 feet of the front property line which will serve any lot or parcel within the (LI,~~HI~~) Industrial Districts shall be installed underground, except for any transmission or feeder lines, either existing or proposed, located within the (LI,~~HI~~) Industrial Districts, provided that such lines shall 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 of 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.

2. SATELLITE TELEVISION RECEPTION DISHES:

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

Satellite television reception dishes located within the (LI,~~HI~~) Industrial Districts 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.

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 feet 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 tower or dish, provided that such lettering does not exceed two inches in height.

3. LANDSCAPING:

Landscaping shall be provided on the premises of any property within the (LI, ~~HI~~) Industrial Districts in accordance with Article XXV. of this ordinance. (*Ord. No. 3943, 01/14/20*)

SECTION J. HEIGHT AND AREA REGULATIONS.

	BUILDINGS UP TO 17 FEET IN HEIGHT	BUILDINGS UP TO 25 FEET IN HEIGHT	BUILDINGS UP TO 37 FEET IN HEIGHT	BUILDINGS UP TO 50 FEET IN HEIGHT	BUILDINGS UP TO 63 FEET IN HEIGHT	BUILDINGS UP TO 75 FEET IN HEIGHT
NOTE: 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.						
6. Maximum amount of impervious coverage (As a percentage of total lot area)						
a. (LI) Light Industrial District	90%	90%	90%	90%	90%	90%
b. (HI) Heavy Industrial District	95%	95%	95%	95%	95%	95%
7. Minimum amount of landscaped area (<i>Ord. No. 3943, 01/14/20</i>)			(See Article XXV.)			
a. (LI) Light Industrial District (<i>Ord. No. 3943, 01/14/20</i>)			(See Article XXV.)			
b. (HI) Heavy Industrial District (<i>Ord. No. 3943, 01/14/20</i>)			(See Article XXV.)			

ARTICLE XXIV. OFF-STREET PARKING, LOADING AND STACKING REGULATIONS

SECTION C. SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS.

In all zoning districts there shall be provided off-street parking space in accordance with the following requirements.

The classification of uses referred to herein shall be deemed to include and apply to all uses. However, if for any reason the use, for the purpose of determining the amount of off-street parking space to be provided for such use, is not classified hereunder nor in Article V. of this ordinance, the City Manager or Designee shall determine if such proposed use is similar in nature to any other use listed hereunder or in Article V. If a similar use is identified, then the proposed use shall meet the minimum off-street parking requirements of such similar use. However, if no similar use is identified by the City Manager or Designee, an amendment to this Article may be requested to establish off-street parking requirements of such proposed use. Such amendment shall be in accordance with Article XXXI. of this ordinance.

Any appeal of the City Manager or Designee's interpretation as to the nature or type of use, for the purpose of determining the classification and applicability of the parking regulations prescribed hereunder for such use, shall be submitted to the Board of Adjustment for consideration in accordance with the provisions of Article XXXII. of this ordinance.

At a minimum, off-street parking space shall be provided for such uses as follows. Some uses may require the provision of off-street vehicle stacking spaces. For uses denoted by (*), reference Section D of this Article for stacking requirements.

Required parking in the (TC) Transit Center Districts shall be in accordance with Article XX. of this ordinance. Uses not listed in Article XX. shall require parking in accordance with this Article. (Ord. No. ____; 05/06/25)

Land Use	Minimum Spaces Required
c. Commercial	
<u>Event Centers and Reception Halls</u>	<u>1 per each 125 sq. ft. of floor area (Ord. No. ____; 05/06/25)</u>
Retail, mixed/multiple use shopping center *	0 to 50,000 sq. ft. of total building floor area - 1 per each 300 sq. ft. of floor area. More than 50,000 sq. ft. of total building floor area - 1 space for each 350 sq. ft. of floor area with a maximum of 1 space for each 250 sq. ft. of floor area. Any freestanding building must provide their required parking for that use. <u>Uses such as fitness centers, event centers, and places of worship, which require significantly more parking than standard retail uses, will be assessed at the appropriate parking ratios for those individual uses. (Ord. No. ____; 05/06/25)</u>

SECTION F. OFF-STREET LOADING REQUIREMENTS.

(Section completely amended, Ord. No. 2275, 08/19/97; Ord. No. 2835, 07/01/03; Ord. No. 3716, 12/01/15)

4. REDUCTION OF LOADING DOCK DEPTH OR OFFSET:

A reduction in the loading dock depth or total offset in feet may be permitted, subject to administrative approval by the city manager or their designee. Such reduction shall be contingent upon the submission of a maneuverability study that demonstrates the ability to safely accommodate required truck movement within the loading area. (Ord. No. _____; 05/06/25)

Figure 2a
LOADING APRON AND DOCK DIMENSIONS

TRUCK SIZE	DOCK ANGLE	CLEARANCE IN FEET (L)	BERTH WIDTH IN FEET (W)	APRON IN FEET (A)	TOTAL OFFSET IN FEET (T)	BERTH LENGTH IN FEET (S)
LARGE (75 FT.)	90°	75	12	5867 (Ord. No. _____; 05/06/25)	133142 (Ord. No. _____; 05/06/25)	130
	60°	6964 (Ord. No. _____; 05/06/25)	12	4351 (Ord. No. _____; 05/06/25)	112	NA
	45°	5948 (Ord. No. _____; 05/06/25)	12	3440 (Ord. No. _____; 05/06/25)	9388 (Ord. No. _____; 05/06/25)	NA
MEDIUM (35 FT.)	90°	35	12	43	78	80
	60°	32	12	31	63	NA
	45°	26	12	25	51	NA
SMALL (20 FT.)	90°	20	10	32	52	45
	60°	18	10	24	42	NA
	45°	17	10	20	37	NA

See drawings on next page for dimension details and design layout.

SECTION G. CONSTRUCTION STANDARDS.

(Section completely amended, Ord. No. 2275, 08/19/97)

All off-street parking and loading areas, maneuvering aisles, and access ways to any required off-street parking or loading areas, in all zoning districts, shall be paved in accordance with the standards prescribed by the City of Carrollton. (Ord. No. 1947, 10/19/93)

SECTION H. JOINT PARKING; REDUCTION OF PARKING REQUIREMENTS.

(Section completely amended, Ord. No. 3235, 07/01/08; Ord. No. 3716, 12/01/15)

1. JOINT/SHARED PARKING AREA:

Uses may join in establishing a shared parking area where it can be demonstrated to the City Manager or Designee that parking for two or more specific uses occurs at alternating time periods. Such parking area shall be established in accordance with the following procedure

- a. The applicant shall submit a parking analysis with two or more examples to the City Manager or Designee.
- b. The parking analysis shall be reviewed by the City Manager or Designee.
- c. The City Manager or Designee shall act upon such request to deny, approve, or approve with modifications as may be appropriate, the parking or stacking ratio requirements. (*Ord. No. 3331, 10/06/09*)
- d. If approved, such joint parking area shall be permissible only in conjunction with those uses specifically analyzed as part of the initial request. Upon cessation of one of the uses approved in the original request, the rights of the remaining use to utilize the joint parking shall continue.
- e. Upon commencement of a new use in place of the originally approved use, a reassessment of the joint parking area shall be initiated by the owner or operator of such new use, and shall be considered in the same manner as described above. No Certificate of Occupancy shall be issued by the City for the new use until either:
 - i. The joint parking area is reapproved by the City Manager or Designee, or
 - ii. Additional parking is approved for the new use in accordance with all applicable provisions of this Article.
- f. If denied, a written request by the applicant may be submitted to the Development Services Department within 10 days of the date of the decision. Upon such request being timely submitted, a public hearing shall be scheduled before the ~~Planning and Zoning Commission~~Board of Adjustment (BOA) for final action.
- g. Approval of a joint parking area shall not be construed as, nor constitute, a variance from, reduction of, or modification or exception to any other provision or requirement of this ordinance or any other applicable code or ordinance of the City of Carrollton.

2. REDUCTION OF PARKING OR STACKING PROVISIONS:

Parking or stacking requirements for individual uses may be altered from the prescribed ratios listed in the applicable provisions of this Article by demonstrating to the City Manager or Designee that such revised ratio satisfies the intention of Section A of this Article. The procedure to modify the parking ratios is as follows:

- a. The applicant shall submit a parking analysis with two or more specific examples to the City Manager or Designee.
- b. The parking analysis shall be reviewed by the City Manager or Designee.
- c. The City Manager or Designee shall act upon such request to deny, approve, or approve with modifications as may be appropriate, the parking or stacking ratio requirements.
- d. If approved, such parking ratio is applicable to only the specific use for which the request was submitted. The city wide rate will not be altered by such study.
- e. If denied, a written request by the applicant may be submitted to the Development Services Department within 10 days of the date of the decision. Upon timely submission of such request, a public hearing shall be scheduled before the ~~Planning and Zoning Commission~~ Board of Adjustment (BOA) for final action.

SECTION I. MISCELLANEOUS REQUIREMENTS.

(Section completely amended, Ord. No. 2275, 08/19/97 and by Ord. No. 2835, 07/01/03)

The following provisions shall be applicable to all off-street parking and loading areas.

8. REQUIRED PARKING LOCATED ON A LOT SEPARATE FROM THE MAIN USE:

(Ord. No. 2866, 12/16/03); (Ord. No. 3716, 12/01/15)

Required parking for a use may be located on a separate lot upon approval of a parking agreement by the City Manager or Designee, ~~and in accordance with Article V provided however that said parking is not the principal use on the separate lot.~~ Such parking agreement shall be established in accordance with the following provisions:

- a. The property owner or authorized agent shall submit an application for a Miscellaneous Development upon forms prescribed by the City of Carrollton and reviewed by the City Manager or Designee.
- b. The application shall contain a site plan, a list of the uses located on both lots and their required parking information and/or other information required by the City Manager or Designee.
- c. The separate lot must have parking in excess of what is required for its uses.
- d. If approved, the parking agreement shall be signed by the property owners of both lots and shall be for only the uses specified in the agreement.
- e. Upon commencement of a new use in place of the originally approved use requiring the offsite parking, a reassessment of the parking agreement shall be initiated by the owner or operator of such new use and shall be considered in the same manner as described above.

- f. The required parking located on the lot separate from the main use cannot be used to meet the parking requirements of a new use on that same lot during the duration of the parking agreement.

If denied by the City Manager or Designee, a written request by the applicant may be submitted to the ~~Planning~~ Development Services Department within 10 days of the date of the decision. Upon timely submission of such request, a public hearing shall be scheduled before the ~~Planning and Zoning Commission~~ Board of Adjustment (BOA) for final action.

ARTICLE XXVIII.

SPECIAL CONDITIONS AND DEVELOPMENT STANDARDS

(Ord. No. 2835, 07/01/00); (Ord. No. 2938, 10/19/04); (Ord. No. 3467, 09/06/16)

SECTION F. SITE PLAN REVIEW. *(Ord. No. 2866, 12/16/03); (Ord. No. 3587, 12/03/13)*

A technical review and approval of a site plan shall be required by the Planning and Zoning Commission prior to issuance of a building permit for new construction in accordance with Article V. Renovations and expansions of existing facilities do not require site plan approval. Such site plan review is intended to ensure compliance with the provisions of this ordinance and the compatibility of the particular use and the neighborhood.

The Planning and Zoning Commission's review of the technical site plan shall be limited to the following:

1. Provision of a safe and efficient vehicular and pedestrian circulation system.
2. Design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
3. Use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary.
4. The placement and orientation of buildings and other facilities.

A denial of the request by the Planning and Zoning Commission may be appealed to the City Council if the appeal is filed with the Urban Development Department within 10 days of the action by the Planning and Zoning Commission.

An approved site plan shall expire if a building permit has not been applied for within two years from the date of site plan approval.

SECTION G. SALE OF ALCOHOLIC BEVERAGES. (*Ord. No. 2938, 10/19/04*)

1. Retail establishments are limited to the sale of beer, wine, and malt beverages. The retail sale of liquor is prohibited in the City of Carrollton.
2. The sale of alcohol for on-premise consumption requires a (FB) Food and Beverage TABC permit.
3. The sale of alcohol for on-premise consumption of alcohol shall be prohibited within 300 feet of a church, public school, or public hospital.
4. ~~The sale of alcoholic beverages in a retail establishment with a permit for the o~~The sale of alcohol for off-premise consumption of alcohol ~~of beer and wine~~ shall be prohibited within:
 - a. 300 feet of a church, public or private school, or public hospital.
 - b. 1,000 feet of a public school if the City Council receives a request from the board of trustees of a school district under Section 38.007, Education Code; or
 - ~~a.~~c. 1,000 feet of a private school if the City Council receives a request from the governing body of the private school.

~~The sale of alcoholic beverages in a restaurant with a food and beverage certificate shall be prohibited within 300 feet of a church, public school, or public hospital.~~

~~The sale of alcoholic beverages in a retail establishment with a permit for the off premise consumption of beer and wine shall be prohibited within:~~

- ~~a. 1,000 feet of a public school, if the City Council receives a request from the board of trustees of a school district under Section 38.007, Education Code; or~~
- ~~b. 1,000 feet of a private school if City Council receives a request from the governing body of the private school.~~

~~SECTION H. SITE PLAN REVIEW FOR DRIVE-THROUGH WINDOWS.~~

~~(Ord. No. 3465; 12/06/11)~~

~~A technical review and approval of a site plan shall be required by the Planning & Zoning Commission prior to the issuance of a building permit for new construction including a drive-through window or the addition or expansion of a drive-through window to an existing building. Such site plan review is intended to ensure compliance with the provisions of this ordinance and the compatibility of the particular use and the neighborhood.~~

~~The Planning and Zoning Commission's review of the technical site plan shall be limited to the following:~~

- ~~1. Provision of a safe and efficient vehicular and pedestrian circulation system.~~
- ~~2. Design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.~~
- ~~3. Use of landscaping and screening to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties or the public right-of-way.~~
- ~~4. The appearance, placement and orientation of buildings or other facilities.~~

~~A denial of the request by the Planning and Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within 10 days of the action by the Planning and Zoning Commission.~~

ARTICLE XXXIV.

DEFINITIONS

(Amended Ord. No. 1670, 11/20/90); (Ord. No. 3653, 12/09/14); (Ord. No. 3716, 12/01/15); (Ord. 3763, 09/06/16);

(Ord. No. 3891, 12/11/18); (Ord. No. 3939, 12/13/19); (Ord. 3943, 02/01/20); (Ord. No. 3980, 09/15/20); (Ord. No. 4035, 10/12/21); (Ord. No. 4043 12/07/21); (Ord. No. 4066, 04/05/22, Ratified by Ord. 4085 on 06/21/22); (Ord. No. 4127 02/07/23); (Ord. No. 4541, 12/05/23) (Ord. No. _____; 05/06/25)

SECTION B. TERMS AND DEFINITIONS.

AUTOMOBILE QUICK LUBE, TIRE SERVICE, AND/OR INSPECTION: A commercial establishment primarily engaged in providing automotive maintenance services, including but not limited to oil changes, lubrication services, tire installation, repair, and alignment, and vehicle inspection services. Facilities are designed to accommodate customer service areas, service bays, and any necessary parking. This definition shall not include Automobile or Light Load Truck Repair Garage or

Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body Shop. (Ord. No. _____ : 05/06/25)

BEER & WINE OFF-PREMISE – Retail sales of malt beverages or wine and as regulated by Texas Alcohol Beverage Commission. Distilled spirits or liquor sales for off premise consumption is not allowed in Carrollton. (Ord. No. _____ : 05/06/25)

COMMERCIAL AMUSEMENT, INDOOR: An enterprise providing for indoor recreational activities, services, amusements, and instruction for an admission fee. Uses may include, but are not limited to, bowling alleys, ice- or roller-skating rinks, bingo parlors, laser tag, rock climbing, trampoline, escape rooms, ax throwing and/or general practice areas. Uses do not include amusement arcades, or sexually oriented businesses. (Ord. No. _____ : 05/06/25)

COMMUNITY HOMES: A facility meeting the requirements and licensed under the Texas Human Resources Code.

DRIVE-THROUGH WINDOWS: An accessory use providing drive up services and goods to customers in motor vehicles including but not limited to a limited service restaurant, office uses, retail, dry cleaning and laundry services.

GROUP QUARTERS: A facility where individuals live in a shared or communal setting. Group quarters may provide shared living spaces and services for residents who are typically not related to each other, such as in congregate housing or dormitories. (Ord. No. _____ : 05/06/25)

~~HEALTH/FITNESS CENTER PRIVATE: A private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, outdoor game courts (unlighted) and indoor game courts, weightlifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.~~

~~HEALTH/FITNESS CENTER PUBLIC: A public facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, indoor or outdoor game courts, weightlifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.~~

~~HOME OCCUPATION: A business activity customarily carried on in the home by a member of the occupant's family without structural alterations in the building or any of its rooms, without the installation or outside storage of any machinery, equipment or materials other than that customary to normal household operations, without the employment of persons not residing in the home, without the use of a sign to advertise the occupation, and which does not cause the generation of additional traffic in the street.~~

MOBILE COLLECTION AND REDEMPTION ~~AND COLLECTION~~ CENTER: A truck, van, trailer or other vehicle used for the collection, sorting or temporary storage of used metal cans, plastic, glass, paper, or materials or for the collection of clothing, furniture, appliances, or items. (Also see Article XXVIII., Section E). (Ord. No. 1705, 05/07/91); (Ord. 3439, 05/03/11; (Ord. No. 3866, 07/10/18)

OFFICE, PROFESSIONAL AND GENERAL ADMINISTRATIVE: An establishment where business is carried on by people working at desks used for writing, communication, computers, and meetings used for the provision of executive, management, or administrative services. Typical uses

include, but are not limited to administrative offices and services including ~~banks, savings and loans, investment and credit unions~~ financial institutions; real estate; property management, legal services; architectural/ engineering offices; travel agencies; secretarial services; call centers; accounting; offices for civic organizations and associations; and vehicle rental office without on-site storage of automobiles, motorized vehicles, or travel trailers. (Ord. No. _____; 05/06/25)

PARCEL: (See LOT)

PARKING, GARAGE STRUCTURE (PRINCIPAL USE): A structure for the temporary parking of operable personal and light commercial vehicles. Commercial facilities for washing, repair, or other services shall not be included in the definition. (Ord. No. 3943, 01/14/20) (Ord. No. _____; 05/06/25)

PARKING, SURFACE (PRINCIPAL USE): An approved parking surface, as described herein, where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking. (Ord. No. 3943, 01/14/20) (Ord. No. _____; 05/06/25)

PARKING (REQUIRED) OFFSITE WITHIN 300 FEET OF THE PRINCIPAL USE: A provision that allows required parking spaces to be located offsite as a principal or accessory use of land, within a specified distance of 300 radial feet (measured property line to property line) from the principal use. Offsite parking shall be easily accessible for pedestrians by sidewalk and designated pedestrian street crossings, shall be legally designated for use by the occupants or visitors of the principal use, and shall require a parking agreement. Required parking offsite located greater than 300 feet from the principal use is not permitted. (Ord. No. _____; 05/06/25)

PRINT SHOP: The reproduction and production of printed materials using various printing techniques, including digital printing, offset printing, and lithography. Services provided may include the printing of documents, brochures, flyers, business cards, and other materials that do not involve custom signage or graphics typically associated with screen printing. A print shop primarily emphasizes general document and product printing. (Ord. No. _____; 05/06/25)

REGISTERED AND LICENSED CHILD-CARE HOMES OR LISTED FAMILY HOMES: As defined and regulated by Chapter 42 of the Human Resources Code and the Texas Administrative Code of the State of Texas as may be amended, and in accordance with such standards as may be promulgated by the Texas Department of Family and Protective Services.

Registered & Licensed Child Care Homes provide services for up to 12 children for less than 24 hours per day at the permit holder's home and are residential in character. These are considered "Home Occupations" ~~(See HOME OCCUPANCY).~~

Listed Family Homes provide services for up to three children unrelated to the home occupant and are residential in character. These are considered "Home Occupations" ~~(See HOME OCCUPANCY).~~

Registered and licensed childcare homes shall be limited to no more than two unrelated employees in addition to the primary care giver. (Ord. No. 3587, 12/03/13)

RESIDENCE: A dwelling.

RESIDENTIAL DISTRICT: A zoning district within the City of Carrollton wherein the primary purpose is for residential uses, including single-family attached and detached residences, duplexes, townhouses, apartments and condominiums, mobile or manufactured homes, and modular homes.

RESIDENTIAL KITCHEN: An area which has permanent cooking equipment and any one of the following:

- a. A sink; ~~with a two-inch drain;~~
- b. A refrigerator of a 10-cubic-foot capacity or larger; or
- c. An automatic dishwasher.

A residential kitchen may also be defined as an area without permanent cooking equipment and any two of the following:

- a. A sink; ~~with a two-inch drain;~~
- b. A refrigerator of 10-cubic-foot capacity or larger; or
- c. An automatic dishwasher.

Permanent cooking equipment shall be considered any of the following:

- a. Any gas range or oven/cook-top; or
- b. 220-volt electrical range or oven/cook-top; or
- c. Any built-in electrical range or oven/cooktop. (Ord. No. 1739, 10/01/91)

RESIDENTIAL LOFT: A single lot containing a non-residential principal use on the ground floor and containing not more than 2 ~~residential~~ dwelling units; located on the second floor or higher, in the Historic Square Sub-District of the Downtown Transit Center District.-(Ord. No. _____; 05/06/25)

RESTAURANT, FULL-SERVICE: As defined by the North American Industry Classification System (NAICS), ~~2022~~2007 edition, ~~with the additional description that a full-service restaurant may not have a drive-through window. (Ord. No. 3421, 01/11/11)~~ Sale of alcohol ~~mixed beverages~~ in restaurants shall be allowed only with a Food and Beverage Certificate, as regulated by Texas Alcohol Beverage Commission. (Ord. No. _____; 05/06/25)

RESTAURANT, LIMITED-SERVICE: As defined by the North American Industry Classification System (NAICS), ~~2022~~2007 edition, ~~with the additional description that a limited-service restaurant may have a drive-through window as an accessory use with a technical site plan. Sale of alcohol ~~mixed beverages~~ in restaurants shall be allowed only with a Food and Beverage Certificate, as regulated by Texas Alcohol Beverage Commission. (Ord. No. _____; 05/06/25)~~

SCREEN PRINTING AND SIGN MANUFACTURING: The design, production, and application of graphics and text on various substrates including garments using screen printing techniques. This includes the creation of signs, banners, decals, and other promotional materials, as well as related activities such as engraving and associated digital printing. (Ord. No. _____; 05/06/25)

WATER STORAGE: A facility or structure used for the storage of potable or non-potable water, including but not limited to water towers, water tanks, and other elevated or ground-based containers designed to hold and distribute water for public, industrial, or private use. This use includes structures specifically intended for the storage, regulation, and distribution of water to surrounding areas, but shall not include water treatment or processing facilities. (Ord. No. _____; 05/06/25)

- B. P&Z ACTION** from P&Z meeting: 03/07/25
Result: **CONTINUED to the April 3, 2025 P&Z meeting**
/Vote: **9-0**
- C. P&Z ACTION** from P&Z meeting: 04/03/25
Result: **APPROVED**
/Vote: **7-0 (Kramer and Martin Absent)**
- D. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 05/20/25
Result:
/Vote: