

PLANNING DEPARTMENT
City of Carrollton
Date: 12/01/15

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ORDINANCE NUMBER 1470, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING ARTICLE XXXIV. DEFINITIONS, SECTION A. GENERAL; BY AMENDING ARTICLE XXIV. OFF STREET PARKING & LOADING REGULATIONS, SECTION C OFF-STREET PARKING & STACKING REQUIREMENTS, SECTION D OFF-STREET LOADING REQUIREMENTS, SECTION F REDUCTION OF OFF- STREET PARKING REQUIREMENTS AND SECTION G MISCELLANEOUS REQUIREMENTS; AND BY AMENDING ARTICLE V. USE OF LAND AND STRUCTURES, SECTION C. USE MATRIX; PROVIDING PENALTY, SAVINGS, SEVERABILITY AND REPEALING CLAUSES; AND AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its regular meeting held on the Fifth day of November, 2015, the Planning & Zoning Commission considered and made recommendations on changes to the Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, of the City of Carrollton;

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

Article XXXIV. Definitions, Section A. General of the Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, City of Carrollton, Texas, shall be amended by deleting the following definitions in their entirety and replacing each with the title “Reserved for Future Use:”

1. Definition No. 40 Board
2. Definition No. 52 Bulk Storage Terminal
3. Definition No. 70 Cluster Development
4. Definition No. 140 Flea Market
5. Definition No. 145 Food or Beverage, Retail With Drive-Up, Drive-Thru, Or Drive-In Service
6. Definition No. 163 Garage, Storage
7. Definition No. 181 Health Club or Athletic Club
8. Definition No. 190 Hospital
9. Definition No. 214 Kennel
10. Definition No. 301 Pet Store
11. Definition No. 302 Plant Nursery
12. Definition No. 334 Retail Food Store
13. Definition No. 339 School, Trade or Commercial
14. Definition No. 340 Secondhand Store
15. Definition No. 347 Shopping Center
16. Definition No. 375 Teen Club
17. Definition No. 405 Veterinary Clinic

Section 2.

Article XXXIV. Definitions, Section A. General of the Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, City of Carrollton, Texas, shall be amended by adding a new definition to read as follows:

“Definition No. 14.1: Alcoholic Beverage Retail Sales with Drive-Up, Drive-Thru, or Drive-In Service: Any establishment selling alcoholic beverages for off-premise consumption through a window to a vehicle, bringing the items to the vehicle or allowing a vehicle to drive inside of the structure.”

Section 3.

Article XXIV Off-Street Parking & Loading Regulations, Section C Off-Street Parking & Loading Regulation, Section F Reduction of Off-Street Parking Requirements and Section G Miscellaneous Requirements are hereby amended to read in their entirety in accordance with Exhibit A which is attached and incorporated herein.

Section 4.

Article V. Use of Land and Structures, Section C. Use Matrix, Subsection 2800 through 3600 of the Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, City of Carrollton, Texas, are hereby amended to read in accordance with Exhibit B which is attached and incorporated herein.

Section 5.

The Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, is hereby amended to reflect the action taken herein.

Section 6.

Any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

It is hereby declared to be the intention of the City Council that in accordance with Section 10.07 of the Carrollton City Code, the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 9.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 10.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the First day of December, 2015.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Christopher Barton, AICP
Chief Planner

Exhibit A**SECTION C. OFF-STREET PARKING AND STACKING REQUIREMENTS.**

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

1. SCHEDULE OF MINIMUM OFF-STREET PARKING 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 C(2) of this Article.

Land Use	Minimum Spaces Required
a. Residential	
Apartment,	1.5 per dwelling unit
Hotels, motels, and membership lodgings	1.1 spaces per each guest suite
Residence hall, dormitory, rooming, or boarding house	1 per each guest suite
Single family detached dwelling (including mobile homes)	2 per dwelling unit
Single family attached dwelling, duplex, tri-plex, four-plex or townhouse	2 per dwelling unit plus 1 guest suite per 4 dwelling units

Land Use	Minimum Spaces Required
b. Institutional	
Adult day care or respite care center	1 per each 500 sq. ft. of floor area
Continuing Care Retirement Community	0.5 per dwelling unit or suite
Church, synagogue, or temple without a private school	1 per each 40 sq. ft. in sanctuary including balconies
Church, synagogue, or temple with a private school	1 per each 40 sq. ft. in sanctuary including balconies or the applicable standard for each school use and each non-institutional use, whichever is greater
Cultural centers	1 per each 400 sq. ft. of floor area
Funeral home/Parlor/Mortuary	1 per each 75 sq. ft. of floor area plus 1 per vehicle maintained on the premises plus 1 per employee
Hospital	1 per bed
Kindergarten or child day care center	1 per 5 students
Nursing Care Facility	1 per each 3 beds
Place of assembly, dance hall, exhibition center, auditorium, or concert hall	1 per each 40 sq. ft. of assembly area
Homes for the Elderly	1.2 per dwelling unit or suite
Senior citizen center	1 per each 200 sq. ft. of floor area
School (elementary or middle)	1 per 400 sq. ft. of classroom area
School (high), college or university	1 per each 45 sq. ft. of classroom area

Land Use	Minimum Spaces Required
c. Commercial	
Automobile, farm implement, heavy machinery, marine & aircraft, motorcycle, and truck sales & leasing	1 per each 4000 sq. ft. of site area, with a minimum of 5 spaces
Commercial or trade school	1 per each 70 sq. ft. of classroom area
Equipment sales, rental and leasing services	1 per each 200 sq. ft. of floor area, plus 1 per each 1,000 sq. ft. of site area exclusive of buildings
Farmers Market; Flea market; public market	1 per each 500 sq. ft. of floor area, plus 1 per each 1,000 sq. ft. of site area exclusive of buildings
Furniture or appliance store	1 per each 750 sq. ft. of floor area
Lumber yard, building material, & hardware sales	1 per each 250 sq. ft. of floor area plus 1 per each 1,000 sq. ft. of wholesale or storage area
Medical or dental clinic	1 per each 225 sq. ft. of floor area
Mini-storage warehouse	1 per each 20 storage lockers or stalls, with a minimum of 4 spaces
Mobile collection/redemption center	2 spaces
Office, or financial institution*	1 per each 400 sq. ft. of floor area, with a minimum of 4 spaces.
Other commercial services not otherwise listed	1 per each 500 sq. ft. of floor area
Plant nursery or garden shop	1 per each 200 sq. ft. of floor area plus 1 per each 2,000 sq. ft. of site area used for storage or display
Auto Repair; Quick lube facility	2 per service bay

Land Use	Minimum Spaces Required
c. Commercial	
Restaurant, Full Service	1 per each 125 sq. ft. of floor area
Restaurant, Limited Service	1 per each 150 sq. ft. of floor area with a minimum of 4 spaces
Snow cone stand in a portable building	4 spaces, plus 1 space for every two employees (maximum on duty at day or night)
Retail, convenience store with gasoline station; multiple use shopping center, general	0 to 50,000 sq. ft. of total building floor area: 1 per each 250 sq. ft. of floor area. More than 50,000 sq. ft. of total building floor area: 1 space for each 300 sq. ft. of floor area with a maximum parking of 1 space for each 250 sq. ft. of floor area.
Unmanned equipment buildings/cellular/PCS tower	0 space

Land Use	Minimum Spaces Required
d. Recreation and Amusements	
Bowling alley	3.5 per each lane or alley
Indoor cheerleading, tumbling, gymnastics, soccer, trampoline/jumping no tourneys or bleachers	1 per 300 sq. ft.
Indoor cheerleading, tumbling, gymnastics, trampoline/jumping with tourneys or bleachers	1 per 175 sq. ft.
Public/Community swimming pool	1 per each 75 sq. ft. of deck and water surface area
Public/Community tennis court	2 per court
Fraternal organization/lodge or Community recreation center	1 per each 200 sq. ft. of floor area
Golf Course (private or public)	5 per each green plus applicable standard for each non-residential use
Golf driving range	1 per each driving station or tee box
Fitness & Recreational Sports Center	1 per each 200 sq. ft. of floor area
Motion picture theater	1 per each 3.5 seats
Neighborhood amenity center	5% of total number of dwelling units in the development with a minimum of 4 spaces
Other indoor recreation or amusement uses or activities not listed herein	1 per each 150 sq. ft. of activity area
Other outdoor recreation or amusement uses or activities not listed herein	1 per each 3,000 sq. ft. of activity area
Stadium, sports arena	1 per each 4 seats (bench seats, 1 per 8 feet)

Land Use	Minimum Spaces Required
e. Industrial	
Dead storage facility	1 per each 10,000 sq. ft. of storage area, plus applicable standards for each non-storage use, with a minimum of 4.
Call center	1 per each 150 sq. ft. of floor area
Manufacturing, assembly, fabrication and internet retail distribution	1 per each 1,000 sq. ft. of manufacturing, assembly, fabrication, or distribution space, or 1 per each 2 employees (maximum on-duty day or night), whichever is greater, plus the applicable standards for each non-assembly, non-manufacturing, non-fabrication, or non-distribution use, with a minimum of 4.
Material recycling center	1 per each 1,000 sq. ft. of processing space, excluding outside storage areas; or plus 1 per each 2 employees (maximum on-duty day or night), whichever is greater; plus applicable standards for each non-processing use, with a minimum of 4.
Warehousing and wholesaling services	0 to 100,000 sq. ft. of total warehouse area: 1 per each 2,500 sq. ft.. More than 100,000 sq. ft. of total warehouse area: 20 spaces plus 1 space for each 5,000 sq. ft. of warehouse area.

2. SCHEDULE OF OFF-STREET STACKING REQUIREMENTS:

Off-street vehicle stacking spaces shall be provided, at a minimum, in accordance with the following schedule. Except as provided for in subsection h. below, vehicle stacking space shall mean a paved area of not less than eight (8) feet in width nor less than twenty-two (22) feet in length, and shall be constructed in accordance with the applicable standards of the City of Carrollton.

No off-street vehicle stacking shall be permitted within a designated fire lane. Areas designated to satisfy the requirements for off-street stacking spaces shall not be permitted to encroach upon or occupy a fire lane, maneuvering aisle, or parking space.

a. Automobile Quick Lube Facility:

One (1) space in the service bay, plus two (2) stacking spaces for each service bay;

b. Car Wash:

Full Service: One (1) space at each vacuum or pump station, plus four (4) additional stacking spaces for each vacuum or gas pump lane;

Self-Service (Drive-Thru/Automated): One (1) space in the wash bay, plus three (3) additional stacking spaces for each wash bay;

Self-Service (Open Bay): One (1) space per bay, plus two (2) additional stacking spaces for each vacuum or wash bay;

Vehicle Drying Area:

Full Service: Ten (10) spaces per car wash, located at the exit of the wash bay;

Self-Service: One (1) space per wash bay.

c. Financial Institution:

One (1) space at each drive-up service window or station, plus four (4) additional stacking spaces for each service lane

Drive-up Automated Teller Machine (ATM): One (1) space at each automated drive-up teller machine (ATM), plus two (2) additional stacking spaces for each station.

d. Kiosk, Food Sales or Service; Snow Cone Stand in a Portable Building:

One (1) space at each drive-up service window, plus five (5) additional stacking spaces for each window

e. Kindergarten and Day Care Center:

1. Fifty percent (50%) of the required parking spaces shall be located adjacent to the main entrance of the kindergarten or day care center and situated such that children will not be required to cross a fire lane, driveway, or any other point of vehicular travel to enter the building or facility; and
2. A sidewalk, with a minimum width of six (6) feet excluding vehicular overhang, shall be provided adjacent to the parking spaces between the building and parking spaces.

f. Retail Uses with Drive-Up Facilities:

One (1) space for each drive-up window, plus two (2) additional stacking spaces for each window;

g. Restaurant, with a Drive-Through Window:

One (1) space for each drive-up window, plus five (5) additional stacking spaces

h. Gasoline service pump islands stacking spaces shall be:

- i. provided at a minimum of one (1) space not less than eight (8) feet in width nor less than thirty (30) feet in length per side at each fuel dispensing station; and
- ii. shall be required and constructed in accordance with the applicable standards of the City of Carrollton.

3. DESIGN STANDARDS OF OFF-STREET PARKING SPACES:

All off-street parking areas and spaces shall be designed and constructed in accordance with the following requirements:

- a. All off-street parking areas and spaces shall be designed and constructed so as to have free ingress and egress to a public thoroughfare during operating hours.
- b. All maneuvering for off-street parking shall be accomplished on private property, except in the case of one- and two-family dwelling units.
- c. Tandem parking for multi-family residential developments shall not be allowed in order to meet minimum parking requirements.
- d. Minimum Dimensions for Off-Street Parking Areas:
 1. Minimum dimensions for off-street parking spaces and maneuvering aisles shall be determined by the application of the parking dimension matrix as shown in Figure 1 of this Article.
 2. Regardless of the application of Figure 1 of this Article, whenever a maneuvering aisle acts as the fire lane, as may be designated and approved by the City Manager or Designee, such maneuvering aisle shall have a width not less than that required by the Fire Code of the City of Carrollton.
- e. All parking lots and garages serving nonresidential uses shall be provided with a concrete or masonry curb placed a minimum of two feet from any adjacent property line or any required landscape buffer (see Article XXV.) Such curbs shall be a minimum of six (6) inches in width and six (6) inches in height.
- f. In order to provide sufficient space to accommodate pedestrians and vehicular overhang, internal sidewalks shall be at least six (6) feet in width
- g. The City Manager or Designee may require the placement of curbs or free-standing wheel stops in specific locations as needed to correct existing problems caused by vehicular overhang onto right-of-way, streets or sidewalks.
- h. Except for single-family, duplex and townhouse dwellings, parking stalls and spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers or other approved methods.

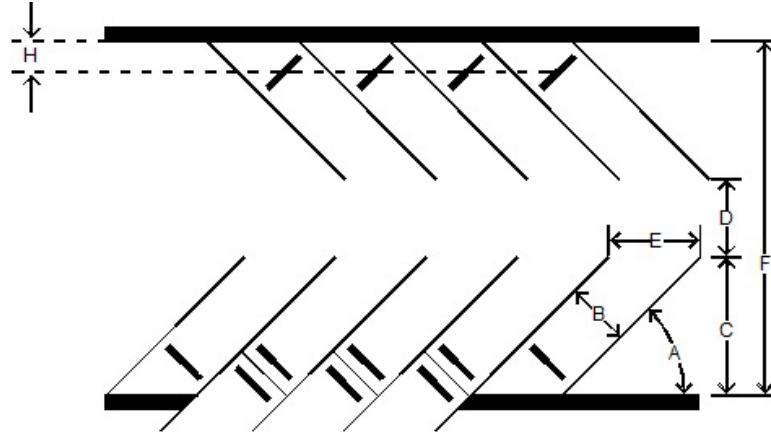
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FULL SIZE CAR PARKING DIMENSIONS
NOTE: NO SMALL CAR PARKING SPACES PERMITTED

Parking Angle (A)	Stall Width (B)	Stall Depth (C)	Aisle Width One-Way (D)	Aisle Width Two-way (D)	Aisle Length Per Stall (E)	Module Width One-Way (F)	Module Width Two-Way (F)	Curb Overhang (H)
Parallel	8.0 9.0	8.0 9.0	12.0 11.0	20.0 20.0	22.0 22.0	28.0 30.0	36.0 38.0	0.0 0.0
20	9.0	12.3	11.0 – 13.0	20.0 – 24.0	26.3	35.6-37.6	44.6-48.6	0.7
30	9.0	14.6	11.0 – 13.0	20.0 – 24.0	18.0	40.2-42.2	49.2-53.2	1.0
45	9.0-10.0	17.3	11.0 – 13.0	20.0 – 22.0	12.7-14.1	45.6-47.6	54.6-56.6	1.4
50	9.0-10.0	18.0	12.0 – 14.0	20.0 – 22.0	14.0-15.6	48.0-50.0	56.0-58.0	1.5
60	9.0-10.0	18.8	15.0 – 17.0	20.0 – 22.0	10.4-11.5	52.6-54.6	57.6-59.6	1.7
75	9.0-10.0	19.1	22.0 – 24.0	22.0 – 24.0	9.3-10.3	60.2-62.2	60.2-62.2	1.9
90	9.0-10.0	18.0-20.0	24.0 – 25.0	24.0 – 25.0	9.0-10.0	NA	60.0-65.0	2.0

Angles in Degrees; all other dimensions in feet
See Figure 1 for Dimension Location

FIGURE 1



SECTION D. OFF-STREET LOADING REQUIREMENTS.

If non-residential uses provide and maintain off-street loading facilities on the same lot as such non-residential use they shall be in accordance with this Article. Such off-street loading facilities shall be located adjacent to a public way or private service drive.

All maneuvering for off-street loading areas shall be accomplished on private property.

No off-street truck loading space shall be permitted within a designated fire lane. Areas designated to satisfy the requirements for off-street truck loading space shall not be permitted to encroach upon or occupy a fire lane, maneuvering aisle, or parking space.

1. APRON, DOCK, AND SPACE DESIGN STANDARDS:

- a. Apron, loading dock and loading space design standards shall be as shown in Figures 2a 2b and 2c of this Section. Apron size requirements shall be as shown in Figure 2a of this Section.
- b. Where a side loading space is to be utilized, such berth shall be provided in accordance with the standards shown in Figure 2b of this Section.
- c. Ingress to, and egress from required off-street loading spaces must have at least the same unobstructed vertical height clearance as the largest required off-street loading spaces.

2. AREAS IN FRONT OF LOADING DOCKS AND DOORS:

Parking spaces, fire lanes, driving aisles or similar shall be prohibited in the loading space area unless the loading docks, garage doors, etc. are permanently sealed or altered to prevent loading access.

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)
LARGE (75 FT.)	90°	75	12	67	142
	60°	61	12	51	112
	45°	48	12	40	88
MEDIUM (35 FT.)	90°	35	12	43	78
	60°	32	12	31	63
	45°	26	12	25	51
SMALL (20 FT.)	90°	20	10	32	52
	60°	18	10	24	42
	45°	17	10	20	37

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

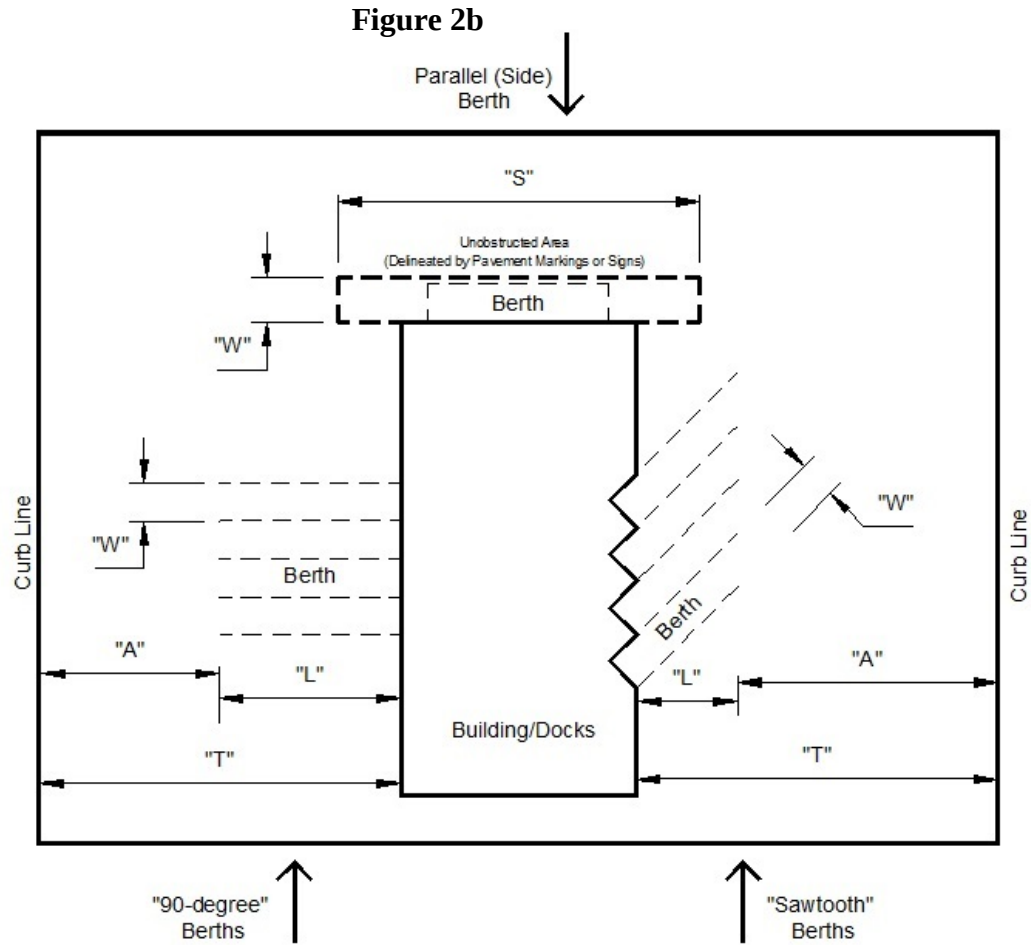
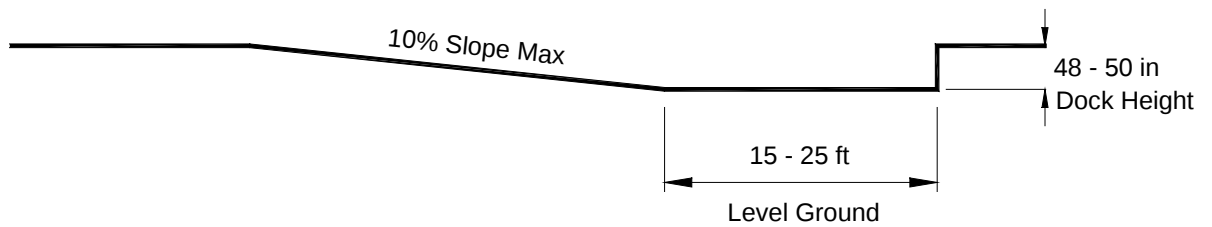


Figure 2c
Apron Cross Section



3. SETBACK REQUIREMENTS:

To facilitate the safe and efficient movement of traffic on public streets, the minimum setback requirements for off-street loading facilities shall be as stated in this Section. Where special requirements for off-street loading areas have been established within certain zoning districts, the more restrictive requirements shall apply.

- a. All loading areas, freight docks, truck spaces or truck parking areas, truck repair, service, wash and maintenance bays, truck garages or garage doors, or any other similar loading or truck facility shall not be located closer to the right-of-way line of the street or streets upon which such facilities are accessed than the distance specified in the apron design standards.
(Reference Figure 3.3, Appendix A)
- b. All loading areas, freight docks, truck spaces or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facility for any type of vehicle shall be screened from any adjacent residentially zoned property in accordance with the provisions established in Article XXV of this ordinance.

SECTION F. REDUCTION OF OFF-STREET PARKING REQUIREMENTS.

1. JOINT 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 (2) 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 (2) 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.
- 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 an 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 Urban Development Department within ten (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 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 (2) 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 Urban Development Department within ten (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 for final action.

SECTION G. MISCELLANEOUS REQUIREMENTS.

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

1. CONFLICTS:

Where such provisions are in conflict with the requirements of Chapter 53 of the Carrollton Code of Ordinances, otherwise known as the Traffic Code, or are in conflict with special off-street parking or loading requirements which have been established within certain zoning districts of this ordinance, then the more restrictive requirements shall apply.

2. GENERAL PROVISIONS:

- a. Off-street parking facilities shall be provided on the lot or tract occupied by the main use, or upon a lot or tract of land dedicated to parking use by an instrument filed for record, provided that such arrangement is in accordance with the schedule of allowable uses in the district in which it is located. Off-site parking facilities shall be located as provided in Article V, Section C (1500), Vehicular Parking and Storage, *g* of this ordinance. Distance shall be measured in a straight line, without regard to intervening structures, between the nearest property line of the main use and the nearest property line of the lot or parcel upon which the parking facility is located.
- b. In determining the required number of off-street parking and loading spaces, fractional spaces shall be counted to the nearest whole space.
- c. No parking space located on a public street or alley may be included in the calculation of the required off-street parking requirements.
- d. Floor area of a structure devoted to off-street parking of vehicles or loading spaces shall be excluded in computing the floor area for off-street parking requirements of the structure.

3. VEHICLE STORAGE AND DISPLAY:

- a. Off-street parking areas shall be used for passenger vehicles only, and in no case shall such areas be used for sales, repair work, storage, display, dismantling or servicing of any vehicles, equipment, materials or supplies.
- b. Any area utilized for the storage of vehicles in connection with a motor vehicle repair establishment shall be screened from the view of any adjacent public street by a solid, opaque wall or fence of not less than six (6) feet in height, measured at the highest finished grade.

4. COMBINATION OF USES:

- a. Where a lot or tract of land is used for a combination of uses, the off-street parking requirements shall be the composite or sum of the requirements for each type of use except where specified by this ordinance.
- b. Parking spaces used for the parking of trucks or buses shall not be counted toward meeting the off-street parking requirements for the particular use.

5. PARKING OF COMMERCIAL AND RECREATIONAL VEHICLES:

The parking, stopping and/or storage of recreational vehicles, travel trailers, boats, boat trailers and commercial vehicles shall be regulated in accordance with Chapter 53 of the Carrollton Code of Ordinances, otherwise known as the Traffic Code.

6. ACCESS TO PUBLIC ALLEYS:

Driveways and parking areas which serve any commercial, multi-family, or institutional service, any public recreation or community center, or any public tennis court, swimming facility, or other similar facility shall not access any public alley which also serves residentially zoned property.

7. ENCUMBERED RIGHT-OF-WAY:

Where an agreement has been entered into by the City of Carrollton whereby any independent school district is granted a right to temporarily encumber public right-of-way with parking spaces, such spaces shall be counted toward meeting the applicable off-street parking requirements of this Article until such time as the city determines a need to use the right-of-way. Where the city determines a need to use the encumbered right-of-way, the right of the school district to use such parking shall immediately cease. In such event, the independent school district shall be required to meet the applicable off-street parking requirements of this Article, and shall bear the cost of providing such parking.

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

Required parking for a use may be located on a separate lot upon approval of a parking agreement by the City Manager or Designee, 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 off-site 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.
- g. If denied by the City Manager or Designee, a written request by the applicant may be submitted to the Planning Department within ten (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 for final action.

Exhibit B

2800 RESERVED FOR FUTURE USE

2900 RESERVED FOR FUTURE USE

3000 RESERVED FOR FUTURE USE

3100 RESERVED FOR FUTURE USE

3200 RESERVED FOR FUTURE USE

3300 RESERVED FOR FUTURE USE

3400 RESERVED FOR FUTURE USE

3500 RESERVED FOR FUTURE USE

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Case No. 09-15ZT1 CZO Text Amendments

#	NAICS	Types of Use	(H)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1, O-2)	(O-3)	(O-4)	(NS)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(FWY)	(LI)	(HI)
3600 RETAIL TRADE																					
3501	453998	All Other Miscellaneous Stores (except Tobacco Stores)														•	•	•		•	•
3502	45331	Antique Store (Used Merchandise Store) & Secondhand Goods Sales											•	•	XC	•	•	•	•	•	•
3503	453920	Art Dealers										•	•	•	XC	•	•	•	•	•	•
3504	45121	Book Store and News Dealers (Excluding Adult Bookstore)							A	A	A	•	•	•	XC	•	•	•	•	•	•
3505	454390	Christmas Tree Sales	T						T	T	T	T	T	T	T	T	T	T	T	T	T
3506	446120	Cosmetics Beauty Supplies and Perfume Stores										•	•	•	XC	•	•	•	•	•	•
3508		Flea Market																		S	S
3509	453110	Florist							A	A	A	•	•	•	XC	•	•	•	•	•	•
3510	45431	Fuel Dealers with above ground storage in excess of 10,000 gallons														S	S	S		S	S
3511	45431	Fuel Dealers with above ground storage of less than of 10,000 gallons														•	•	•		•	•
3512	-	Hay, Grain & Feed Sales														•	•	•		•	•
3513	451120	Hobby, Toy and Game Stores											•	•	XC	•	•	•	•	•	•
3514	448310	Jewelry Stores							A	A	A	•	•	•	XC	•	•	•	•	•	•

ORDINANCE NO. _____
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3515	4442	Lawn and Garden Equipment and Supplies Stores and Plant Nursery												•	•		•	•	•	•	•	•
3516	448320	Luggage & Leather Goods												•	•	XC	•	•	•	•	•	•
3517	451140	Musical Instruments and Supplies Stores											•	•	•	XC	•	•	•	•	•	•
3518	4532	Office Supplies, Stationery and Gift Stores							A	A	A			•	•	XC	•	•	•	•	•	•
3519	446130	Optical Goods Stores												•	•	XC	•	•	•	•	•	•
3520	44619	Other Health and Personal Care Stores											•	•	•	XC	•	•	•	•	•	•
3521	453910	Pet and Pet Supplies Stores												•	•	XC	•	•	•	•	•	•
3522	812910	Pet Grooming Salon (Pet Care Services)												•	•	XC	•	•	•	•	•	•
3523	446110	Pharmacies and Drug Stores							A	A	A		•	•	•	XC	•	•	•	•	•	•
3524	451220	Prerecorded Tape, Compact Disc and Record Stores												•	•	XC	•	•	•	•	•	•
3525	451130	Sewing, Needlework and Piece Goods Stores												•	•	XC	•	•	•	•	•	•
3526	45111	Sporting Goods Stores												•	•	XC	•	•	•	•	•	•
3527	452910	Superstore or Warehouse Club in excess of 75,000 sq. ft. of GLA (<i>Ord. No. 2773; 02/04/03</i>)													S	SC	S	S	S	S	S	S
3528	453991	Tobacco Stores											•	•	•	XC	•	•	•	•	•	•
3529	53223	Video Tape and Disc Rental											•	•	•	XC	•	•	•	•	•	•
3530		Other Retail Trade, NEC.													•	XC	•	•	•	S	•	•