

# **ZONING TEXT AMENDMENT**

Case Coordinator: Emily Offer

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## **GENERAL PROJECT INFORMATION**

**REQUEST:** This is a city-initiated request to amend the Comprehensive Zoning Ordinance (CZO).

**APPLICANT:** City of Carrollton

## **BACKGROUND INFORMATION**

Staff routinely proposes updates to codes and ordinances as appropriate. Below is a list of changes made to each Article of the CZO:

### **00.6 Table of Contents**

- Remove mention of (HI) Heavy Industrial.
- Replaced (NS) Neighborhood Services with “Reserved for Future Use” as the (NS) Neighborhood Services District no longer exists.

### **02 Zoning Districts**

- Remove mention of (HI) Heavy Industrial and (NS) Neighborhood Service.
- Reorganize listing of districts.

### **05 Use of Land**

- Remove mention of (HI) Heavy Industrial.
- Consolidate (O-3) Office and (O-4) Office.
  - (O-3) Office and (O-4) Office districts permit the same uses in both districts, so we are consolidating their columns.
- Revising NAICS codes in the use chart as NAICS made updates to their codes in 2022.
- Revising the way in which accessory uses may be used to ensure appropriateness.
- Removing “Dwelling” from Caretaker or Night Watchman’s Quarters.
  - This is outdated, misused, and has caused problems; the intent was to allow a guard at night and people abused it to reside at the property.
  - Only permitting this accessory use per an SUP to monitor the use.
- Removed Caretaker or Night Watchman’s Quarters; Guard Tower, No Dwelling.
  - This is redundant and unnecessary.
- Removing the requirement for a TSP for drive-through windows.
- Removed Home Occupation from the CZO as it is covered, in detail, in the Carrollton Code of Ordinances.

- A CO is not issued for this use.
  - Code enforcement monitors home occupations.
- Permitting Residential Lofts in the (TC – Historic Square).
- Including “Piercings, and/or Permanent Makeup Service” to Tattoo Parlors.
- Permitting the Commercial Amusement, Indoor use in (LI) Light Industrial by right.
  - Large warehouses are commonly used for this purpose.
- Revising “Parks” to “Park” to match the definition in Article XXXIV.
- Removing the SUP permit for Smoke Shop Retailers from the (TC) Transit Center Districts.
- Adding the Window Tint, Window Replacement, and/ or Vehicle Wrap use to the use chart and allowing it by right in (LR-2), (LC), (HC), (C/W), and (LI), and permitting the use by SUP in (FWY).
- Including “and/or inspection” to Automobile Quick Lube, Tire Service as these uses are commonly grouped together and inspection is not otherwise mentioned in the use chart.
- Permitting “Bulk Stations and Storage Terminal (Petroleum)” in (LI) by way of an SUP.
  - (HI) is being removed from the CZO as the district does not exist in Carrollton and the use is in alignment with (LI) district in every way other than two particular uses.
- Removing text covered in the NAICS definition for Beverage Manufacturing.
- Adding “Screen Printing” to “Sign Manufacturing” as it is not otherwise mentioned in the use chart.
- Including “Newspaper, Magazine, or Book Publishing/Manufacturing” as this use is not mentioned in the use chart.
  - Permitting this use in (FWY)
- Including Print Shop as this use is not covered in the use chart.
  - Permitting this use in (LR-2), (LC), (HC), (C/W), and (FWY)
- Parking Lot/ Garage designations were restructured to be clearer and easily interpreted.
- Permitting “Oil Extraction” in (LI) by way of an SUP as this is one of two uses in the use chart that is only permitted in the (HI) district.
  - (HI) is being removed from the CZO as the district does not exist in Carrollton and the use is in alignment with (LI) district in every way other than two particular uses.
- Removed the TSP requirement for ATMs as the purpose of the TSP requirement was to assess the drive-through windows associated with an ATM.
- Permitting “Child, Youth, Elderly & Persons with Disabilities Services” in commercial and industrial districts.
- “Health/Fitness Center” text changed to “Fitness and Recreational Sports Centers” in accordance with the NAICS code 71394.
- Removed Painting or Paper Service and Welding Service as they are both covered by Special Trade Contractors NAICS designation and are allowed in the same zoning districts.
- Changed “Commercial and Industrial Machinery Equipment Rental and Leasing” to “Commercial and Industrial Machinery Equipment Sales, Rental, and Leasing” to include sales for clarity.
- Consolidated the various contract construction services into two uses and distinguished between the two by whether or not they have outside storage of equipment or materials.

## **17 Industrial Park**

- Revising the Industrial Park Article to “Reserved to Future Use” as this article was repealed some time ago and the inclusion of “Industrial Park” in the use chart confuses the public.

## **18 Industrial**

- (HI) is being removed from the CZO as the district does not exist in Carrollton and the use is in alignment with (LI) district in every way other than two particular uses.

## **24 Off Street Parking**

- Adding language to ensure parking standards are permitted in accordance with parking standards outlined in the Article XX. (TC) Transit Center Districts.
- Added Event Centers and Reception Halls to the parking matrix as this was not previously covered/ included.
- Added language to ensure flexibility for parking requirements for uses such as fitness centers, event centers, and places of worship, which require significantly more parking than standard retail uses.
- Added language permitting a reduction in the loading dock depth subject to approval by staff. Reduction will require a maneuverability study submittal to assess the reduction request.
- Reduced the total offset required for large truck loading docks, reduction was reevaluated by engineering staff.
- Changed the appeals process to properly reflect the legal appeal process.

## **28 Special Conditions and Development Standards**

- Removing the TSP requirement for drive-through windows as this is assessed in the building permit process.
- Revised Section G. Sale of Alcoholic Beverages to clearly differentiate between sale of alcohol for on-premise and off-premise consumption.

## **34 Definitions**

- Included a definition for Automobile Quick Lube, Tire Service, And/ Or Inspection as this is a new use added to the use chart.
- Included a definition for Beer and Wine Off-Premise as this was not previously defined.
- Added to the “Commercial Amusement, Indoor” definition to include popular indoor recreation activities.
- Removed the “s” in Community Homes to match the use chart.
- Moved the definition for “Government Facility” to be in alphabetical order.
- Included a definition for “Group Quarters” as this was not previously identified in the use chart and NAICS does not provide a suitable category for this use.
- Removed definition for “Health/Fitness Center”, as NAICS describes the use.

- Removed Home Occupation from the CZO as it is covered, in detail, in the Carrollton Code of Ordinances.
  - A CO is not issued for this use.
  - Code enforcement monitors home occupations.
- Revised “Mobile Redemption and Collection Center” to “Mobile Collection and Redemption Center” to match Article V.
- Removed “Parcel” as this is a commonly known term.
- Included a definition for “Print Shop” as this is a new use added to the use chart.
- Included a definition for “Residential Loft” as this is a new use added to the use chart.
- Included additional information in the definitions for Restaurant Full-Service and Restaurant Limited-Service to address a commonly misunderstood TABC requirement.
- Included a definition for “Screen Printing” and “Sign Manufacturing” as this is a new use added to the use chart.
- Included a definition for “Water Storage” as this was not previously identified in the use chart and NAICS does not provide a suitable category for this use.
- Removed “two inch drain” specification for Residential Kitchens.

## **CONCLUSION**

Staff is recommending approval amending the Comprehensive Zoning Ordinance (CZO).