

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ORDINANCE NUMBER 1470, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE, AMENDING THE TEXT OF ARTICLE 00.6. TABLE OF CONTENTS, ARTICLE II. ZONING DISTRICTS, ARTICLE V. USES OF LAND AND STRUCTURES, ARTICLE XVII. (IP) INDUSTRIAL PARK, ARTICLE XVIII. (LI, HI) LIGHT INDUSTRIAL AND HEAVY INDUSTRIAL DISTRICTS, ARTICLE XXIV. OFF-STREET PARKING, LOADING AND STACKING REGULATIONS, ARTICLE XXVIII. SPECIAL CONDITIONS AND DEVELOPMENT STANDARDS, AND ARTICLE XXXIV. DEFINITIONS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Third day of April 2025, the Planning & Zoning Commission considered and made recommendation on a change to the Comprehensive Zoning Ordinance of the City of Carrollton (Case No. PLZT 2024-144); and

WHEREAS, the City Council conducted a public hearing on the Twentieth day of May 2025, at which all persons were given an opportunity to present testimony; 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.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Article 00.6. Table Of Contents, Part II Use Districts, is hereby amended to read in accordance with Exhibit A attached hereto and incorporated herein its entirety.

Section 3.

Article II. Zoning Districts is hereby amended to read in accordance with Exhibit B attached hereto and incorporated herein its entirety.

Section 4.

Article V. Use of Land and Structures, Sections B and C are hereby amended to read in accordance with Exhibit C attached hereto and incorporated herein its entirety.

Section 5.

Article XVII. (IP) Industrial Park is hereby amended to revise the title of the article and to read as follows:

“ART. XVII RESERVED FOR FUTURE USE

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 No. 3331, 10/06/09 repealed the (IP) Limited Industrial/Industrial Park District in its entirety) (Ord.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.)”

Section 6.

Article XVIII. (LI, HI) Light Industrial and Heavy Industrial Districts is hereby amended to remove the (HI) Heavy Industrial District and to read in accordance with Exhibit D attached hereto and incorporated herein its entirety.

Section 7.

Article XXIV. Off-Street Parking, Loading and Stacking, Sections C, F, H, and I are hereby amended to read in accordance with Exhibit E attached hereto and incorporated herein its entirety.

Section 8.

Article XXVIII. Special Conditions and Development Standards, Sections F and G are hereby amended to read in accordance with Exhibit F attached hereto and incorporated herein its entirety.

Section 9.

Article XXVIII. Special Conditions and Development Standards, Section H Site Plan Review For Drive Through Windows is hereby repealed in its entirety.

Section 10.

Article XXXIV. Definitions is hereby amended to read in accordance with Exhibit G attached hereto and incorporated herein its entirety.

Section 11.

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 12.

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 13.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 14.

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 15.

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

PASSED AND APPROVED this the Twentieth day of May 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Emily Offer
Senior Planner

EXHIBIT A

Part II USE DISTRICTS

(Ord. No. 3891, 12/11/18) (Ord. No. ____; 05/20/25)

Article VI.	(IH) INTERIM HOLDING DISTRICT REGULATIONS	6-1
Article VII.	(SF-12/20, SF-10/18, SF-8.4/18, SF-8.4/16, SF-7/16, SF-7/14, SF-6.5/12, SF-PH) SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS.....	7-1
Article VIII.	(SF-A, SF-TH) SINGLE-FAMILY ATTACHED AND TOWNHOUSE RESIDENTIAL DISTRICTS REGULATIONS	8-1
Article IX.	(D) DUPLEX, RESIDENTIAL DISTRICT REGULATIONS	9-1
Article X.	(MF-12, MF-15, MF-18) MULTI-FAMILY RESIDENTIAL DISTRICTS REGULATIONS	10-1
Article XI.	(MHP) MOBILE HOME PARK DISTRICT REGULATIONS....	11-1
Article XII.	(O-1, O-2, O-3, O-4) OFFICE DISTRICT REGULATIONS	12-1
Article XIII.	RESERVED FOR FUTURE USE (Ord. No. ____; 05/06/25)..... (Ord. No. 4084, 06/21/2022 repealed the (NS) Neighborhood Service District in its entirety)	13-1
Article XIV.	(LR-1, LR-2) LOCAL RETAIL DISTRICTS REGULATIONS ..	14-1
Article XV.	(LC, HC, C/W) LIGHT COMMERCIAL, HEAVY COMMERCIAL, AND COMMERCIAL/WAREHOUSE DISTRICTS REGULATIONS	15-1
Article XVI.	(FWY) FREEWAY DISTRICT REGULATIONS	16-1
Article XVI.1	(I-35E) INTERSTATE OVERLAY DISTRICT REGULATIONS	16.1-1
Article XVII.	RESERVED FOR FUTURE USE	17-1
Article XVIII.	(LI) LIGHT INDUSTRIAL DISTRICT REGULATIONS (Ord. No. ____; 05/06/25)	18-1
Article XIX.	(PD) PLANNED DEVELOPMENT DISTRICT REGULATIONS.....	19-1

Article XX.	(TC) TRANSIT CENTER DISTRICT REGULATIONS	20-1
Article XX.1	(CC) CORPORATE COMMERCIAL DISTRICT REGULATIONS.....	20.1-1
Article XX.2	“GWY” GATEWAY OVERLAY DISTRICT REGULATIONS	20.2-1
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Article XXI.	SPECIAL USE PERMITS	21-1
Article XXII.	NONCONFORMING USES AND STRUCTURES	22-1

EXHIBIT B

ARTICLE II. ZONING DISTRICTS

(Ord. No. 2835; 07/01/03) (Ord. No. ____; 05/20/25)

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:

SF-12/20	Single-Family Residential District;	O-2	Office District;
SF-10/18	Single-Family Residential District;	O-3	Office District;
SF-8.4/18	Single-Family Residential District;	O-4	Office District;
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;
SF-5/12	Single-Family Residential District;	C/W	Commercial/Warehouse District;
SF-PH	Single-Family-Patio Home District;	IH	Interim Holding District;
SF-A	Single-Family-Attached Residential District;	FWY	Freeway District;
SF-TH	Single-Family Townhouse Residential District;	LI	Light Industrial District;
D	Duplex Residential District;	PD	Planned Development District;
MF-12	Multi-Family Residential District;	TC	Transit Center District;
MF-15	Multi-Family Residential District;	CC	Corporate Commercial District;
MF-18	Multi-Family Residential District;	GWY	Gateway Overlay District;
MHP	Mobile Home Park Residential District;	HP	Historic Preservation Overlay District
O-1	Office District;	JBL	Josey-Belt Line Redevelopment Overlay District
		I-35E	Interstate Overlay District
		PD	Planned Development

(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. ____; 05/20/25 repealed (HI) Heavy Industrial District in its entirety)

SECTION B. OFFICIAL ZONING MAP.

The boundaries of the zoning districts set out herein are delineated upon the Official Zoning Map of the City of Carrollton, said map being a part of this ordinance as fully as if the same were set forth herein in detail.

1. If, in accordance with the provisions of this ordinance and Article 211 of the Texas Local Government Code, as amended, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been ratified by the City Council. (*Ord. No. 3891, 12/11/18*)
2. All changes made on the Official Zoning Map will note on the map the ordinance number of such ordinance authorizing the map change.
3. No changes of any nature shall be made on the Official Zoning Map or to matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of any nature by any person or persons shall be considered a violation of this ordinance and punishable as provided for hereafter.
4. Regardless of the existence of copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be maintained on the City's website and located in the Urban Development Department, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures within the City. (*Ord. No. 3891, 12/11/18*)
5. One updated copy of the Official Zoning Map shall be filed with the City Manager or Designee and shall be used for observation in issuing building permits, Certificates of Occupancy, and for enforcing the Comprehensive Zoning Ordinance.
6. One updated copy of the Official Zoning Map shall be filed with the City Manager or Designee for reference purposes and shall be maintained up to date by posting thereon all changes and subsequent amendments.
7. Reproductions for informational purposes may, from time to time, be made of the Official Zoning Map.
8. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes or additions, the City Council may, by resolution, adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendments thereof. The new Official Zoning Map shall bear the signature of the Mayor and attestation by the City Secretary under the following words:

"This is to certify that this Official Zoning Map supersedes and replaces the original Zoning Map referred to in Article II of Ordinance Number 1470 of the City of Carrollton, Texas."

9. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.
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
(NS)	Neighborhood Services District	(LR-1)	Local Retail District
(C)	Commercial District	(HC)	Heavy Commercial District
(I)	Industrial District	(LI)	Light Industrial District
(HI)	Heavy Industrial District	(LI)	Light Industrial District

(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. ____; 05/20/25 repealed (HI) Heavy Industrial District in its entirety)

EXHIBIT C

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 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*) (*Ord. No. ____ , 05/20/25*)

It is recognized, however, that new types of land uses will develop, and forms of land use not currently anticipated may, from time to time, seek to locate within the City of Carrollton that are not listed within the North American Industry Classification System or not defined in Article XXXIV. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows: (*Ord. No. 3331, 10/06/09*)

- a. The City Manager or Designee shall refer the question concerning any new or unlisted land use to the Planning and Zoning Commission, requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and the amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated, and the general requirements for public utilities, such as water and sanitary sewer.
- b. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the other uses permitted in the various districts and determine the zoning district or districts within which such use should be located.
- c. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall approve the recommendation of the Planning and Zoning Commission, or make such determination concerning the classification of such use as it determines appropriate based upon its findings.
- d. The text of this ordinance shall be amended in accordance with the determination of the City Council, as prescribed in Article XXXI of this ordinance. Such text amendment may be initiated subsequent to, or concurrent with, the procedures stated in paragraphs (a) through (c) above.

SECTION C. USE MATRIX.

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

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

LEGEND FOR INTERPRETING USE MATRIX

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

ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SE-DETACHED DISTRICTS)	(ALL SE-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(WV)	(L)	DOWNTOWN TRANSIT CENTER				Triality Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
C001	Accessory Use Located on a Separate Lot or Parcel from the Main Use*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S
C002	Adult Daycare Home or Day Activity and Health Service Facility * (Ord. No. ____; 05/06/25)	A	A	A	A	A	A				A					A		A	A	A	A	A	A
C003	Amateur Radio/Television Towers (See Art. XXVIII) *	A	A	A	A	A	A			A	A	A	A	A	A	A	A						
C004	Automated Teller Machine (ATM) (Ord. No. 3943, 01/14/20) *							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
441120	Automobile or Light Load Truck Sales (Used) Accessory to New Automobile or Light Truck Sales Only (Ord. No. 3891, 12/11/19) *												A	A	A	A	A						
81112	Automobile Paint and Body Shop-accessory use to New Automobile or Light Truck Sales Only (Ord. No. ____; 05/06/25)										A	AC	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						
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						
C005	Other Motor Vehicle Repair Garage *													A	A	A	A						
C006	Bus Parking or Storage (Accessory to an Institutional Use) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
C007	Cabana, Pavilion or Gazebo *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
811192	Car Wash, Full Service or Self Service or Automated (Accessory Use, Max. 1 wash bay)					A					A	AC	A	A	A	A	A						
C008	Caretaker or Night Watchman's Quarters *												S	S	S		S						
C009	Carport *	A	A	A	A	A	A	A	A	S	S	A	A	A	A	A	A		A	A	A		A
C010	Drive-Through Windows (See Art. XXVIII) *							A	A	A	A	A	A	A	A	A	A						
C011	Garage, Private (Residential) *	A	A	A	A	A	A											A	A	A	A		
C012	Guest House or Servant's Quarters (Ord. No. 1739, 10/01/91) *	A	A	A	A	A	A																
C013	Health and Fitness Center, Private or Public *					A	A	A	A			A	A	A	A	A	A	A	A	A	A	A	A
C0014	Kiosk, Food Sales and Service *										A		A	A	A	A	A	A	A	A		A	A
C0015	Kiosk, Informational *			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A
C0016	Kiosk, No Food Sales or Service *									A	A		A	A	A	A	A	A	A	A	A	A	A
531311	Leasing or Management Office *						A	A															
C0017	Other Accessory Uses, NEC. *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S
C0018	Outside Above Ground Storage of Flammable or Combustible Liquids or Hazardous Materials (Ord. No. 1705, 05/07/91; Ord. 3653; 12/09/14) *											A	A	A	A	A	A						
C0019	Outside Display (See Art. XXVI) *									A	A		A	A	A	A	A	A	A	A		A	A
C0020	Outside Storage (See Art. XXVI) *												A	A	A	A	A						
C0021	Parking, Garage Structure, Accessory (Ord. No. 3939, 12/13/19); (Ord. No. 3943, 01/14/20) *					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S	SDP	A
C0022	Parking, Surface, Accessory (Ord. No. 3939, 12/13/19); (Ord. No. 3943, 01/14/20) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S	S	S	A	S	A
C0023	Parsonage or Rectory, accessory to a place of worship only *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
C0024	Private Greenhouse or Nursery *	A	A	A	A																		
C0025	Registered and Licensed Child Care Homes or Listed Family Homes *	A	A	A	A	A	A				A					A		A	A	A	A	A	A
C0026	Satellite Television Reception Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0027	Smoking Lounge (Accessory Use to a Full-Service Restaurant Only) (Ord. 4066, 04/05/2022; Ratified Ord. 4085 06/21/2022) *										S	S	S	S	S	S	S	S	S			S	S
C0028	Storage Building, Swimming Pool, Hot Tub or Sauna (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0029	Tennis Court, Lighted (Private)	S	S	S	S	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0030	Tennis Court, Unlighted (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

* - Permitted Use	S - Special Use Permit Required	A - Permitted as an Accessory Use	Im - Permitted on Interim Basis Only
[] - Prohibited Use	TSP - Technical Site Plan Required	T - Permitted as a Temporary Use	_C - Conditional Use (See Art. XX.1)
* - Refer to Article XXXIV for definition			
SDP - Special Development Plan			

ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(H) (ALL SF-DETACHED DISTRICTS)	(H) (ALL SF-ATTACHED DISTRICTS)	(D)	(H) (ALL MF DISTRICTS)	(H) (HBP)	(O-1) (O-2)	(O-3) (O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(WV)	(L)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		

PRIMARY USES

1. RESIDENTIAL

C101	Manufactured Homes/Mobile Homes *						*																
C102	Multifamily Dwelling *					TSP				S						S		*	*	*	*	SDP	S
C103	Residential Loft * (Ord. No. ____; 05/06/25)																	*					
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										
C202	Membership Lodgings and Residence Halls, NEC.					S															S		

3. HOTELS AND TRANSIENT LODGINGS

72111	Hotel, Full Service (Ord. No. 2656, 01/08/02; Ord. No. 3265, 11/11/08) *									S	XC	S	S	S	S	S	S	*	*	*		SDP	S
72111	Hotel, Residence or Hotel Suites (Ord. No. 2656, 01/08/02; Ord. No. 3265, 11/11/08) *									S	XC	S	S	S	S	S	S	*	*	*			
72111	Hotel, Limited Service (Ord. No. 2656, 01/08/02; Ord. No. 3265, 11/11/08) *									S	XC	S	S	S	S	S	S	*	*	*		SDP	S
C301	Short-Term Rental (Ord. No. 4127) *		S	S	S			S	S	S	S							*	*	*	S		
C302	Bed and Breakfast (Ord. No. 4127) *		S	S	S																		
7212	Recreational Vehicle Parks & Recreational Camps					*						S	S	S	S	S							
7213	Rooming & Boarding Houses					S																	

4. GOVERNMENTAL SERVICES

92214	Prison, Jail or Other Correctional Institution																S						
9211	Government Facilities *	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

5. EDUCATION

6111	Elementary & Secondary Schools, Public *	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	SDP	
6111	Elementary & Secondary Schools, Private *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	
6113	Colleges, Universities & Professional Schools	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP							
6114	Business, Trade & Technical School (except Truck Driving Schools)							*	*	*	*	*	*	*	*	*	*	*	*	*		SDP	*
611519	Truck Driving Schools											S	S	S	S	S							
6116	Other Schools & Instruction							*	*	*	*	*	*	*	*	*	*		S	S		SDP	S

6. RELIGIOUS, CIVIC AND SOCIAL ORGANIZATIONS

8131	Place of Worship *	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				*		
8134	Civic & Social Organizations							*	*	*	*	*	*	*	*	*	*						

* - 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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ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MBP)	(O-1) (O-2)	(O-3) (O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(WP)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		

7. PERSONAL SERVICES

8121	Personal Care Services *							*	*	*	*	XC	*	*	*	*	*	*	*	*		SDP	*
621399	Massage Therapy Clinic *							*	*	*	*	XC	*	*	*	*	*	*	*	*			
812199	Tattoo Parlor, Piercing, and/or Permanent Makeup Service (Ord. No. ____; 05/06/25)										S			*									
8123	Dry Cleaning and Laundry Services, Minor *									*	*	XC	*	*	*	*	*	*	*	*		SDP	*
812332	Dry Cleaning, Major *												*	*	*	*	*						
812910	Pet Care, Veterinary Services & Kennels (In Enclosed Building Only) (Ord. No. 2909; 07/06/04)	\$								*		XC	*	*	*	*	*			*		SDP	*
81291	Pet Care, Veterinary Services & Kennels (With Outside Runs or Pens)	\$											*	*	*	*	*						
561622	Locksmiths									*	*	XC	*	*	*	*	*	*	*	*		SDP	*
54143	Graphic Design Services							*	*	*	*	XC	*	*	*	*	*	*	*	*			*
54192	Photographic Services							*	*	*	*	XC	*	*	*	*	*	*	*	*		SDP	*
81233	Linen and Uniform Supply												*	*	*	*	*						
72231	Food Service Contractors												*	*		*	*						
72232	Caterers									*	*	*	*	*	*	*	*	*	*	*		SDP	*
812220	Cemetery	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$			\$	\$	\$	\$						
812220	Crematorium (Ord. No. 2015; 09/06/94)												\$	\$	\$	\$	\$						
81221	Funeral Homes and Funeral Services (Ord. No. ____; 05/01/24)									*			*	*	*	\$	*			\$			
C 701	Pet Day Care (Ord. No. 4043; 12/07/2021) *																*	*	*		SDP		

8. BUSINESS SERVICES

5321	Automobile Equipment Rental and Leasing (includes automobiles, motor vehicles, travel trailers)												*	*	*	*	*	*	*	*			
5614	Business Support Services							*	*	*	*	*	*	*	*	*	*	*	*	*		SDP	*
5613	Employment Service							*	*	*	*	*	*	*	*	*	*	*	*	*		SDP	*
5324	Commercial and Industrial Machinery Equipment Sales, Rental, and Leasing													*		*							
561210	Facility Support Services												*	*	*	*	*						
5617	Services to Buildings and Dwellings												*	*	*	*	*						
5417	Scientific Research & Development Service							*	*	*	*	*	*	*	*	*	*						
562998	Grease Trap & Drain Vacuum Service															\$							
561730	Landscaping Services												*	*	*	*	*						
5322	Consumer Goods Rental (Ord. No. 2099; 09/05/95)									*	*	XC	*	*	*	*	*						
C801	Material Recycling Center *															\$							
C802	Mobile Collection and Redemption Center *									*	*		*	*	*	*	*						
C803	Automated Teller Machine (ATM) (Ord. No. 3943; 01/14/20) *							*	*	*	*	*	*	*	*	*	*						

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ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use																		DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																			Historic Square	Urban Core	Urban General	Urban Fringe		
9. ARTS, ENTERTAINMENT, AND RECREATION																								
51213	Theater (excl. Adult Motion Picture/Theater) *									*	*	*	*	*	*	*	*	*	*	*		SDP	*	
7112	Arenas, Stadiums, Lighted Athletic Fields/Parks											S	S	S	S	S	S	S	S	S	S	SDP		
7121	Museums, Historical Sites & Similar Institutions							*	*	*	*	*	*	*	*	*	*	*	*	*				
713120	Commercial Amusement, Indoor (excl. Amusement Arcades and Adult Uses) *									*	*	*	*	*	*	*	*	*	*	*		SDP	*	
7131	Commercial Amusement, Outdoor (excl. Adult Uses) *														S	S	S							
71312	Amusement Arcades (excl. Adult Arcades) *									S	S			S	S	S	S	S	S	S	S	SDP	S	
71391	Golf Courses & Country Clubs	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SPD		
71394	Fitness and Recreational Sports Center-(Private) (Ord. No. : 05/06/25)									S	*	*	*	*	*	*	*	*	*	*				
71394	Fitness and Recreational Sports Center-(Public) (Ord. No. : 05/06/25)	S	S	S	S	S	S			*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
C901	Event Centers and Reception Halls *							S	S		S	S	S	S	S	S	S	S	S	S	S	SDP	S	
C902	Smoking Lounge (Ord. 4066, 04/05/2022, Ratified Ord. 4085 6/21/2022) *											S					S	S	S	S		S		
712190	Park *	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
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		S	S	
10. OFFICE																								
C1001	Office, Professional and General Administrative *									*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
C1002	Office, Medical Services *									*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
11. HEALTH CARE AND SOCIAL ASSISTANCE																								
622110	Hospital, General Medical and Surgical							S	S			*	*	*	*	*	*							
62221	Psychiatric & Substance Abuse Hospitals							S	S			S					S							
621910	Ambulance Services									*		*	*	*	S	*								
6231	Nursing Care Facilities (Skilled Nursing Facilities)					S		S	S	S	S	S		S	S	S	S							
6232	Residential Intellectual & Developmental Disability, Mental Health & Substance Abuse Facilities					S		S	S	S	S	S		S										
6233	Continuing Care Retirement Communities & Assisted Living Facilities for the Elderly					*		*	*	*	*	*	*											
6239	Other Residential Care Facilities					S		S	S	S	S	S		S										
C1101	Community Home		*	*	*	*	*																	
62411	Child, Youth, Elderly & Persons with Disabilities Services							*	*	*	*	*	*	*	*	*	*							
62419	Other Individual & Family Services							*	*	*	*	*	*	*	*	*	*							
62421	Community Food Services							*	*	*	*	*	*	*	*	*	*							
62422	Community Housing Services					S		S	S	S	S	S		S										
62423	Emergency & Other Relief Services					S		S	S	S	S	S	*	*	*	*	*							
6243	Vocational Rehabilitation Services							*	*	*	*	*	*	*	*	*	*							
6244	Child Day Care Service (includes State-defined "licensed child care centers" but not "registered & licensed child care homes" or "licensed family homes") *							S	S	S	S	S	S	S	S	S	S							
C1102	Personal Care Home *					S		S	S	S	S	S		S										
C1103	Other Health Care & Social Assistance Establishments, NEC.							S	S	S	S	S	S	S	S	S	S							
<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>																								

ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MBP)	(O-1) (O-2)	(O-3) (O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(WPV)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
12. RETAIL																							
441110	Automobile or Light Load Truck Sales (New)*												S	S	S	S	S						
441120	Automobile or Light Load Truck Sales (Used)*																S						
4412	Other Motor Vehicle Sales*												S	S	S		S						
C1201	Automobile, Motor Vehicle, and Watercraft Parts Sales*										S		•	•	•		•						
C1202	Retail *								•	•	XC	•	•	•	•	•	•	•	•		SDP	S	
C1203	Smoke Shop Retailer (Ord. 4066, 04/05/2022, Ratified Ord. 4085 06/21/2022) *										•	XC	•	•	•	•	•				S	S	
C1204	Retail Store, in excess of 75,000 sq. ft. of GLA *										S	SC	S	S	S	S	S						
C1205	Retail Store, in excess of 30,000 sq. ft. of GLA *										•	•	•	•	•	•	•	S	S	S		SDP	S
4471	Gasoline Station										S	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	•	
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	•		•						
C1207	Artisan Workshop *							•	•	•	•	•	•	•	•	•	•	•	•	•			
722511	Restaurant, Full-Service *							•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•	
722513	Restaurant, Limited-Service *							•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•	
C1208	Snow Cone Stand *									T	T		T	T	T	T	T						
444220	Outdoor Nursery or Garden Center (Ord. No. 4035, 10/12/21)										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. ____; 05/06/25)										•		•	•	•	S	•						
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. ____; 05/06/25)										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, 09/05/95)														S		S						
423140	Motor Vehicle Wrecking or Salvage Yard																S						
C1303	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted (Reference applicable manufacturing or assembly use.)											AC				•	•						
C1304	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted upon approval of an SUP.											SAC				S	S						
8114	Personal and Household Goods Repair and Maintenance									•	XC	•	•	•	•	•	•						
C1305	Other Repair Services, NEC.											S	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)																S						
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	•		•						

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																			Historic Square	Urban Core	Urban General	Urban Fringe			
15. MANUFACTURING																									
311	Food Manufacturing													S	S	*		*							
3116	Animal Slaughtering and/or Processing																	S							
3121	Beverage Manufacturing											S		*	*	*		*	*	*	*		SDP	*	
33991	Jewelry & Silverware Manufacturing										S			*	*	*		*							
33992	Sporting & Athletic Goods Manufacturing													*	*	*		*							
33993	Doll, Toy & Game Manufacturing													*	*	*		*							
33994	Office Supplies (except paper) Manufacturing													*	*	*		*							
33995	Screen Printing and Sign Manufacturing * (Ord. No. ____; 05/06/25)											S		*	*	*		*							
513110	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		*							
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							

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ART V. USE OF LAND AND STRUCTURES

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																		Historic Square	Urban Core	Urban General	Urban Fringe		
16. TRANSPORTATION																							
481	Air Transportation and Related Support											S		S	S	S	S						
4821	Rail Transportation	*	*	*	*	S	S	*	*	*	*	*	*	*	*	*	*	S	S	S	S	SDP	*
4841	General Freight Trucking													*	*		*						
4851	Urban Transit System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*		S			SDP	S
4853	Taxi & Limousine Service, with on-site vehicular storage or maintenance													*	*		*						
4854; 4855; 4871	Charter Bus Industry, Scenic & Sightseeing Transportation, School & Employee Bus Transportation, with on-site vehicular storage or maintenance												S	S	S		*						
4859	Other Transit & Ground Passenger Transportation					S		S	S	S	S	S	S	S	S	S	S						
4861	Pipeline Transportation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
485112	Railroad Passenger Terminal																	S			SDP	S	
4882	Support Activities for Rail Transportation											S	S	S	S	S	S						
4884	Support Activities for Road Transportation													S			S						
4921	Couriers and Delivery Services with onsite vehicular storage											XC	*	*	*	S	*						
17. VEHICULAR PARKING AND STORAGE																							
C1701	Required Parking Offsite within 300 Feet of the Primary Use * (Ord. ____; 05/06/25)							S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
C1702	Parking Garage Structure (Principal Use) * (Ord. ____; 05/06/25)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*	*	S	SDP	S
C1703	Parking, Surface (Principal Use) * (Ord. ____; 05/06/25)	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						
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	
C1802	Communications Equipment, Attached to an existing structure not to exceed 15' above the height of the existing structure *	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*
5151	Communications Broadcasting									*	*	*	*	*	*	*	*		*	*		SDP	*
517	Telecommunications Resellers									*	*		*	*	*	*	*		*	*			
C1803	Temporary Support Structure (See Art. XXVIII)							T	T	T	T	T	T	T	T	T	T						
C1804	Other Communications, NEC.											S		S		S	S	S	S	S	S	SDP	
19. UTILITY SERVICES																							
221121	Electricity Regulating Substation and/or-Electric Bulk Power Transmission and Control	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*	S	S	S		S	S
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
2211	Electric Power Generation, Natural Gas Production, Sewer or Waste Treatment Storage or Distribution Plant or Point																S						
C1901	Water Storage	S	S	S	S	S	S	*	*	*	*	*	*	*	*	*	*	S	S	S	S	S	S
C1902	Other Electric, Natural Gas, or Water Utilities, or Other Utilities, NEC.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

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																		Historic Square	Urban Core	Urban General	Urban Fringe		
20. CONTRACT CONSTRUCTION SERVICES (Ord. No. 3891, 12/11/18)																							
C2001	Contract Construction Service (with outside on-premise storage of equipment or material) (Ord. No. 1859/05/25)																*						
C2002	Contract Construction Service (No outside on-premise storage of equipment or material) (Ord. No. 1844, 11/03/92) *														*	*	*						
C2003	Contractor Storage Yard (Principal Use) *																S						
C2004	On-Site Living Quarters For Security Personnel on a Construction Site	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T						
Z36210	Other Heavy Construction																S						
Z3899	Sandblasting Service																S						
C2005	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office* (Ord. No. 2099, 09/05/95)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Z37110	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office* (Ord. No. 2099, 09/05/95)																*						
21. ADULT USES (Ord. No. 3891, 12/11/18)																							
C2101	Adult Arcade*													*									
C2102	Adult Bookstore*													*									
C2103	Adult Cabaret*													*									
C2104	Adult Motion Picture Theater*													*									
C2105	Adult Theater*													*									
C2106	Escort Agency*													*									
C2107	Massage Parlor*													*									
C2108	Nude Modeling Studio*													*									
C2109	Sexual Encounter Center*													*									
C2110	Other Adult Entertainment Establishments, NEC.													*									
22. AGRICULTURAL RELATED SERVICES (Ord. No. 3891, 12/11/18)																							
493130	Farm Product Warehousing and Storage	S															S						
115	Support Activities for Agriculture and Forestry																S						
C2201	Other Agricultural Services, NEC.	S															*						
23. CONSTRUCTION (Ord. No. 3891, 12/11/18)																							
3273	Batch Plant (Permanent)																S						
3273	Batch Plant (Temporary)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T						
24. MINING AND EXPLORATION (Ord. No. 3891, 12/11/18)																							
212	Mining	S															S						
211	Oil Extraction (Ord. No. 3145, 06/05/07)	S															S						
213	Support Activities for Mining																S						
C2401	Other Mining Services, NEC. (Except fuels)	S															S						
C2402	Other Mining & Quarrying of Nonmetallic Minerals, NEC. (Except fuels)	S	S														S						
21113	Natural Gas Exploration, Drilling & Production (SF-12/20 only) (Ord. No. 3145, 06/05/07)	S	S														S						
25. MISCELLANEOUS (Ord. No. 3891, 12/11/18)																							
C2501	Building or Structure in Excess of 6 Stories																*						

• - 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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EXHIBIT D

ARTICLE XVIII.

(LI)

LIGHT INDUSTRIAL DISTRICT

(Ord. No. ____; 05/20/25 repealed (HI) Heavy Industrial District in its entirety.

SECTION A. PURPOSE.

1. The (LI) Industrial District 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 district require adequate buffering from residential areas, and the traffic generated from such uses shall not be routed through residential areas.
3. Areas zoned to the (LI) Industrial District should be located close to major transportation sources, including direct access to arterial or collector streets. Internal streets within any industrial development should be sized and strengthened to accommodate commercial and truck traffic.
4. Areas zoned to the (LI) Industrial District 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) Industrial District, 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) Industrial District 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) Industrial District:

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 district. *(Ord. No. 1705, 05/07/91)*

SECTION E. SCREENING REQUIREMENTS.

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

1. SCREENING WALL:

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

SECTION F. SPECIAL HEIGHT REGULATIONS.

1. Flagpoles, cooling towers, roof gables, roof-mounted communication antennas and satellite television reception dishes, chimneys and vent stacks, elevator bulkheads, penthouses and mechanical equipment, and parapet walls may extend for an additional height not to exceed 15 feet from the maximum height limit of a structure to the highest point of any church steeple, dome, spire, flagpole, cooling tower, roof gable, roof-mounted communication antenna or satellite television reception dish, chimney, vent stack, elevator bulkhead, penthouse and mechanical equipment, or parapet wall.
2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one steeple, dome or spire per lot, tract or project.
3. Municipal water towers and sports lighting facilities, utility poles, and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article. *(Ord. No. 2572, 11/07/00)*

SECTION G. SPECIAL YARD REGULATIONS.

1. SPECIAL FRONT YARD REGULATIONS:

- a. Every part of a required front yard shall be open and unobstructed from a point 30 inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply to living plant material and landscaping, lighting fixtures,

flagpoles, mailboxes, overhead service lines and poles for utilities, or fences, which shall be situated and constructed in accordance with the applicable codes of the City of Carrollton.

- b. The location, placement and dimensions of any sign located within this District shall be in accordance with the applicable sections of the Sign Ordinance. (*Ord. No. 1947, 10/19/93*); (*Ord. No. 3891, 12/11/18*)

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

- a. The ordinary extensions of 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.

3. SPECIAL REAR AND SIDE YARD REGULATIONS:

No rear or side yard setback shall be required where such rear or side yard abuts:

- a. Railroad tracks, including sidings and spurs;
- b. Water body or stream course;
- c. Any area dedicated to permanent open space, such as a channel easement.

4. SPECIAL SIDE YARD REGULATIONS:

- a. A structure shall be permitted to have one or both side walls coincident with the parcel or lot line upon a technical review and approval of a site plan by the Planning and Zoning Commission. Written notice of such technical review shall be sent to owners of real property within the area to be considered relevant to the site plan, and to owners of real property located immediately adjacent to such parcel to be considered. Such notice shall be sent in the same manner as prescribed by Article XXXI., subsection (B)(1)(d), of this ordinance. Such site plan shall be prepared and submitted in a manner as prescribed by the City of Carrollton, and shall, at a minimum, address the following issues:
 - i. Provision of ingress and egress to such lot or parcel;
 - ii. Potential impacts upon adjacent properties;
 - iii. On-site traffic circulation patterns, including fire lanes, and the provision of off-street parking and off-street loading areas to serve such structure.

- b. The side yard setback for the exterior wall which is not designated coincident with the lot line shall be established in accordance with the following:
 - i. Where a single building or structure is subdivided whereby individual tenant spaces are created on separately platted lots, the side yard setback for the exterior walls which are not coincident with the lot lines shall be established in accordance with Section J(10) of this Article.
 - ii. Where a single building or structure is located on a separately platted lot, and where the exterior wall which is not designated coincident with the lot line faces the exterior wall of a building located on the abutting lot line of the adjacent lot, the side yard setback for such building shall be the cumulative total of both required side yards for the particular type of building if such building had not been established at the zero lot line. In all other instances, the side yard of the exterior wall which is not coincident with the lot line shall be established in accordance with Section J(10) of this Article.
- c. In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply.
- d. Approval of a zero lot line side yard in accordance with the provisions of this subsection shall not be construed as, nor constitute, a variance, reduction, modification or exemption from any other provision or requirement of this Article, or any applicable building or fire code of the City of Carrollton.

SECTION H. SIDEWALKS.

Sidewalks shall be provided in accordance with the Subdivision Ordinance and shall be constructed in accordance with the standards prescribed by the City of Carrollton. (*Ord. No. 1947, 10/19/93*)

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) Industrial District shall be installed underground, except for any transmission or feeder lines, either existing or proposed, located within the (LI) Industrial District, 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) Industrial District shall not be located in front of the main structure or the front building line and shall not be erected closer than three feet to any rear or side property line.

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) Industrial District in accordance with Article XXV. of this ordinance. *(Ord. No. 3943, 01/14/20)*

4. SERVICE STATION PUMP ISLANDS:

Gasoline service station pump islands and unenclosed canopies shall be permitted to extend beyond the front and side building line, provided that such pump islands are not located nearer than 20 feet from the front or side property line, and that the outer edge of the unenclosed canopy shall not be located nearer than 12 feet from the front or side property line.

5. VEHICLE SERVICE BAYS:

All vehicle repair, service, wash or maintenance bays incidental to any use shall be arranged and screened in accordance with Article XXV. of this ordinance.

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

- a. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory buildings or structures.

- b. All accessory structures shall be considered as main structures and shall comply with all the building and zoning requirements for main structures in that district with the following exceptions:
 - i. Public schools: Public schools shall be permitted to use modular classrooms on-site as attendance requires.
 - ii. Churches: A maximum of one accessory building with a floor area in excess of 120 square feet shall be permitted per lot or adjoining lots under a single ownership for churches. (All additional accessory buildings shall be considered main structures.)
 - a) This structure shall not be located in front of the main structure, nor within the designated front yard of any lot or parcel.
 - b) Where an accessory building or structure is located in the side yard of any lot or parcel, as such side yard is determined relative to the main structure, and where such side yard does not overlap or occur coincident with the designated rear yard, such accessory building or structure shall be screened from the view of any adjacent public street.
 - c) Accessory structures shall be prohibited in the side yard, as such side yard is determined relative to the main structure, where such accessory structure is located between the main structure and a public street.
 - d) Accessory buildings with a floor area greater than 120 square feet, but less than 240 square feet, shall have a metal or exterior grade wood siding unless the building is constructed in accordance with Section J, Height and Area Regulations, of this Article. Exterior construction materials for accessory buildings 240 square feet or greater shall be similar in type and in equivalent ratios of materials used on the exterior façade of the existing main structure on the lot. (*Ord. No. 3891, 12/11/18*)
 - e) Accessory buildings with a floor area in excess of 600 square feet or with a building height over 15 feet, with or without a utility meter separate from the main building, shall be permitted only upon approval of a Special Use Permit.

SECTION 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.						
1. Minimum lot area (Square feet)	12,500	12,500	12,500	12,500	12,500	12,500
2. Maximum height of structure	17'	25'	37'	50'	63'	75'
3. Maximum floor area ratio (FAR) (Ratio of total building area to total lot area)	0.65:1	1.3:1	2:1	2.6:1	3.25:1	4:1
4. Maximum building coverage (As a percentage of total lot area) (Percent of lot area which can be covered by buildings) (<i>Ord. No. 1844, 11/03/92</i>)	65%	65%	65%	65%	65%	65%
5. Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face), or pre-cast concrete panels (except unpainted), unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request may be appealed to the City Council if the appeal is filed with the Planning Department within 10 days of the action of the Planning & Zoning Commission.) (<i>Ord. No. 2105, 10/03/95</i>); (<i>Ord. No. 2572, 11/07/00</i>); (<i>Ord. No. 3891, 12/11/18</i>)	80%	80%	80%	80%	80%	80%
6. Maximum amount of impervious coverage (As a percentage of total lot area)	90%	90%	90%	90%	90%	90%
7. Minimum amount of landscaped area (<i>Ord. No. 3943, 01/14/20</i>)				(See Article XXV.)		

Ord. No. _____

	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
8. Minimum lot frontage on a public street (Measured at the front building line)						
a. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan) <i>(Ord. No. 1557, 07/11/89)</i>	150'	150'	150'	150'	150'	150'
	100'	100'	100'	100'	100'	100'
b. All others						
9. Minimum lot depth (Length of side lot lines)	125'	125'	125'	125'	125'	125'
10. Minimum depth of front setback (Measured from front property line to any structure)						
a. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (identified on the Carrollton Transportation Plan)	50'	50'	50'	50'	50'	50'
	25'	25'	25'	25'	25'	25'
b. All others						
11. Minimum width of side setback (Distance between structure and any property line not deemed a front or rear line)						
a. Abutting (SF) single-family zoned property						
i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single- family zoned property	10'	65'	65'	100'	150'	150'
ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor	25'	130'	130'	200'	250'	250'
b. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan)	25'	25'	25'	25'	25'	25'
	15'	15'	20'	20'	20'	20'
c. Abutting a collector thoroughfare or any other street <i>(Ord. No. 3331, 10/06/09)</i>						
d. All other side setbacks <i>(Ord. No. 3331, 10/06/09)</i>	15'	15'	15'	15'	15'	15'

Ord. No. _____

(In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply)

		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
12.	Minimum depth of rear setback (Measured from rear property line to any structure)						
	a. Abutting (SF) single-family zoned property						
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single- family zoned property	25'	65'	65'	100'	150'	150'
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	25'	130'	130'	200'	250'	250'
	b. Abutting property zoned other than (SF) single-family	10'	10'	20'	20'	20'	20'
	c. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (As identified on the Carrollton Transportation Plan)	50'	50'	50'	50'	50'	50'
	d. Abutting any other type of street (<i>Ord. No. 3331, 10/06/09</i>)	15'	15'	20'	20'	20'	20'
	(In the event that a fire lane is provided in a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)						
13.	Minimum distance between structures on the same lot or parcel	0'	0'	15'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'
14.	Minimum required off-street parking spaces			(Reference Article XXIV. of this ordinance)			

EXHIBIT E**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. ____; 05/20/25)

Land Use	Minimum Spaces Required
a. Residential	
Multifamily	1.5 per dwelling unit
Hotel, motel or membership lodging	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	2 per dwelling unit plus 1 guest parking space per 4 dwelling units
b. Institutional	

Adult day care center	1 per each 500 sq. ft. of floor area
Continuing Care Retirement or Assisted Living	0.5 per dwelling unit or suite
Church, synagogue or temple without a private school	1 per each 50 sq. ft. in sanctuary including balconies
Church, synagogue or temple with a private school	1 per each 50 sq. ft. in sanctuary including balconies or the applicable standard for each school use, whichever is greater
Cultural center	1 per each 400 sq. ft. of floor area
Funeral home/parlor or 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 each bed
Pre-school or child day care services *	0.2 per student
Nursing care facility	1 per each 3 beds
Place of assembly, dance hall, exhibition center, auditorium or concert hall	1 per each 50 sq. ft. of assembly area
Senior Living or 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)	0.2 per student
School (high), college or university	0.4 per student

Land Use	Minimum Spaces Required
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c. Commercial	
Automobile, farm implement, heavy machinery, marine and aircraft, motor-cycle and truck sales or leasing	1 per each 4,000 sq. ft. of site area, with a minimum of 5 spaces
Commercial or trade school	1 per each 90 sq. ft. of classroom area
Convenience market with or without fuel station *	1 per 250 sq. ft. of floor space
Dry Cleaners	1 per each 350 sq. ft. of floor area
Event Centers and Reception Halls	1 per each 125 sq. ft. of floor area (<i>Ord. No. ____; 05/20/25</i>)
Equipment sales, rental or leasing service	1 per each 250 sq. ft. of floor area, plus 1 per each 1,000 sq. ft. of site area exclusive of buildings
Farmers market, flea market or 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
Garage Condominium	1 per each 2,000 sq. ft. of floor area
Kiosk, drive through only*	1 per each 250 sq. ft. of floor area, with a minimum of 2 spaces

Lumber yard, building material and 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 300 sq. ft. of floor area
Mini-storage warehouse	1 per each 40 storage units, with a minimum of 4 spaces
Mobile collection/redemption center	2 spaces
Office or financial institution *	1 per each 450 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
Quick lube facility; Auto Repair *	1 per each 500 sq. ft. of floor area
Restaurant, Full Service (without a drive through)	1 per each 150 sq. ft. of floor area
Restaurant, Limited Service (with a drive through) *	1 per each 175 sq. ft. of floor area with a minimum of 4 spaces
Restaurant – walk-up/take-out only (with minimal seating)	1 per each 225 sq. ft. of floor area
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. 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. ____; 05/20/25)

Land Use	Minimum Spaces Required
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c. Commercial (Cont.)	
Snow cone stand in a portable building	4 spaces plus 1 space for every two employees (maximum on duty at day or night)
Unmanned equipment building/cellular/PCS tower	0 spaces

d. Recreation and Amusements	
Bowling alley	3.5 per each lane or alley
Fitness or Recreational Sports Center	1 per each 250 sq. ft. of floor area
Fraternal organization/lodge or Community recreation center	1 per each 250 sq. ft. of floor area

Golf Course (private or public)	5 per each green plus applicable standards for each non-residential use
Golf driving range	1 per each driving station or tee box
Indoor cheerleading, tumbling, gymnastics, soccer, trampoline/jumping; no bleachers or tournaments	1 per each 325 sq. ft. of playing field area
Indoor cheerleading, tumbling, gymnastics, soccer, trampoline/jumping; with bleachers or tournaments	1 per each 200 sq. ft. of playing field 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 200 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
Public community swimming pool	1 per each 75 sq. ft. of deck and water surface area
Public community tennis courts	2 per court
Stadium or sports arena	1 per each 4 seats (bench seats, 1 per 8 feet)

Land Use	Minimum Spaces Required
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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 spaces
Call center	1 per each 150 sq. ft. of floor area
Manufacturing, assembly, fabrication and internet retail distribution	1 per each 1,500 sq. ft. of manufacturing, assembly, fabrication, or distribution space, or 1 per each 2 employees (maximum on-duty day or night), whichever is greater
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
Warehousing and wholesaling services	0 to 100,000 sq. ft. of total warehouse area - 1 per each 3,000 sq. ft. of warehouse area; or More than 100,000 sq. ft. of total warehouse area - 1 per each 5,000 sq. ft. of warehouse area

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)

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.
(Ord. No. 1705, 05/07/91)

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.

3. 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. ____; 05/20/25)*

Figure 2a

LOADING APRON AND DOCK DIMENSIONS
(Dimensions amended for Large Trucks, Ord. No. ____; 05/20/25)

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	58	133	130
	60°	69	12	43	112	NA
	45°	59	12	34	93	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.

Figure 2b

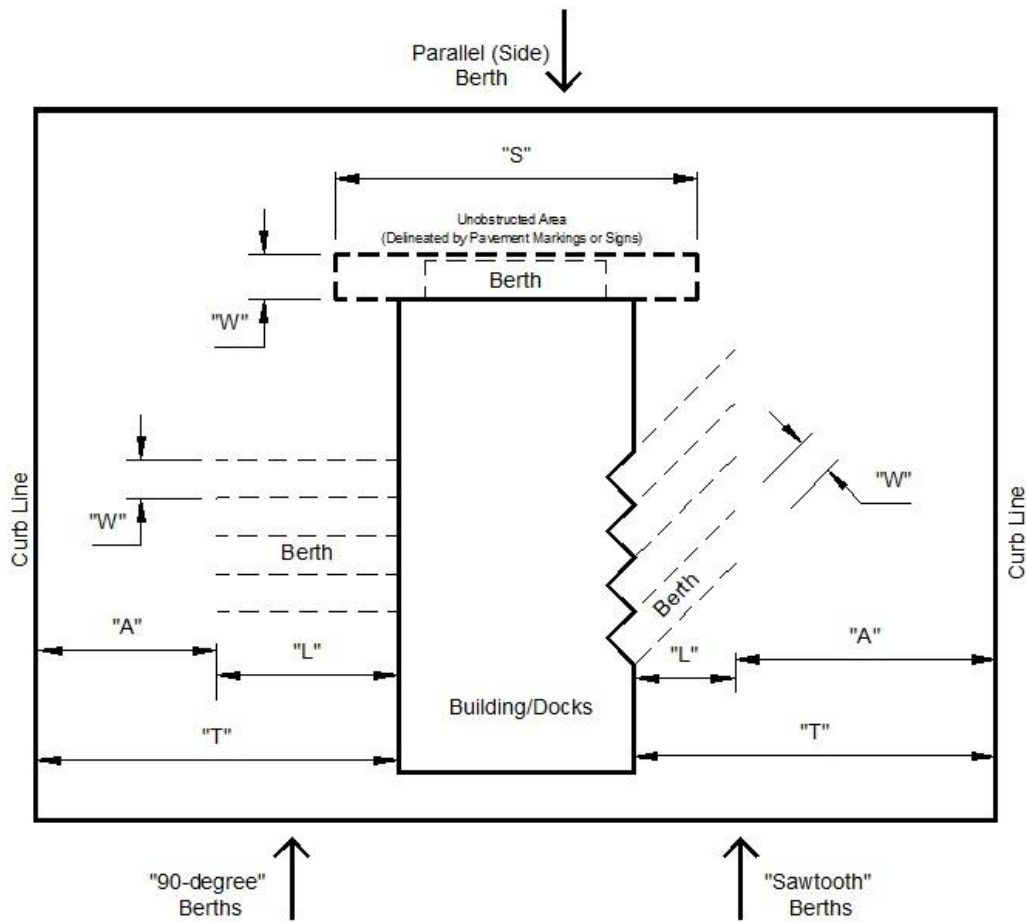
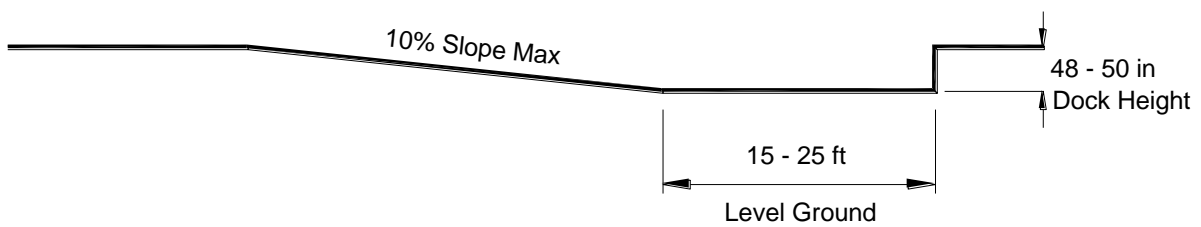


Figure 2c
Apron Cross Section



4. 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 follows. 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. (*Ord. No. 1705, 05/07/91*)

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 Board of Adjustment (BOA) for final action. *(Ord. No. ____, 05/20/25)*
- 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 Board of Adjustment (BOA) for final action. (*Ord. No. _____, 05/20/25*)

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.

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. (*Ord. No. 1947, 10/19/93*)

2. GENERAL PROVISIONS:

- a. 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. 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 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. (*Ord. No. 2835, 07/01/03*)
- 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. (*Ord. No. 1947, 10/19/93*)

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. (*Ord. No. 1641, 07/17/90*)

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. (*Ord. No. 1705, 05/07/91*)

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. (Ord. No. _____, 05/20/25) 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 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 Board of Adjustment (BOA) for final action. (Ord. No. _____, 05/20/25)

EXHIBIT F

SECTION F. SITE PLAN REVIEW. *(Ord. No. 2866, 12/16/03); (Ord. No. 3587, 12/03/13) (Ord. No. ____, 05/20/25)*

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 Development Services 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*) (*Ord. No. _____, 05/20/25*)

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 or as amended by TABC.
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 alcohol for off-premise consumption of alcohol 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
 - c. 1,000 feet of a private school if the City Council receives a request from the governing body of the private school.
5. Subsection (1) does not apply to the holder of a license or permit covering a premise where minors are prohibited from entering under Section 109.53 of the Texas Alcoholic Beverage Code and that is located within 300 feet of a private school.
6. Subsections 3(a) and 3(b) do not apply if less than 50 percent of the gross receipts for the premises, excluding the sale of items subject to the motor fuels tax, is from the sale or service of alcoholic beverages.
7. Subsection 3(b) does not apply to the holder of:
 - a. A license or permit issued under Chapter 27, 31, or 72 of the Texas Alcoholic Beverage Code who is operating on the premises of a private school; or
 - b. A license or permit covering a premise where minors are prohibited from entering under Section 109.53 of the Texas Alcoholic Beverage Code and that is located within 1,000 feet of a private school.
8. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be;
 - a. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - b. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of

the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of which the permit or license holder is located.

9. The City Council, upon receipt of a recommendation from the Planning & Zoning Commission may approve variances to requirements of subsections (1), (2) or (3) if it determined that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

Before acting upon any an application for a variance, Public Hearings shall be held by the Planning & Zoning Commission and the City Council. Notification of the Public Hearings shall be in accordance with Sections (B) and (C) of Article XXXI of the Comprehensive Zoning Ordinance. However, notice of the public hearings before the Planning & Zoning Commission and the City Council shall be sent to all owners of real property lying within 300 feet of the property on which the change is requested or proposed.

10. For the purpose of this section, “private school” means a private school, including a parochial school, that:
 - a. Offers a course of instruction for students in one or more grades from kindergarten through grade 12; and
 - b. Has more than 100 students enrolled and attending courses at a single location.
11. Pursuant to Sections 105.03, 105.04 and 105.05 of the Texas Alcoholic Beverage Code, the extended hours area for the sale of mixed beverages, beer and wine on-premises within the incorporated limits of the City of Carrollton shall be extended until 2:00 a.m. on any day of which such extended hours are permissible. A holder of mixed beverages, private club, or retail dealer’s on-premises late hours permit or license may sell and offer for sale mixed beverages, beer and wine for on-premises consumption between midnight and 2:00 a.m. on any day. *(Ord. 3017, 10/04/05)*

EXHIBIT G

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 A. GENERAL.

For the purpose of this ordinance, the following words and terms as used herein are defined to mean the following.

1. Words contained in this section are those having a special meaning relative to the purposes of this Ordinance. In the interpretation of this Ordinance, the provisions and rules of this section shall be observed and applied, except when the context clearly requires otherwise.
2. Words used or defined in one tense or form shall include other tenses and derivative forms.
3. Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
4. The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
5. The word “shall” is mandatory.
6. The word “may” or “should” is permissive.
7. The word “person” includes individuals, firms, corporations, associations, trusts, and any other similar entities.
8. The word “City” shall refer collectively to the City of Carrollton.
9. The word “Board” shall mean the Board of Adjustment.
10. The word “Commission” shall mean the Planning and Zoning Commission.
11. The words “Recorder” and “Recorder of Deeds” shall mean the County Recorder.
12. In case of any difference of meaning or implication between the text of this Ordinance and any caption, illustration, or table, the text shall control.
13. All provisions of this Ordinance shall be construed to be in addition to all other applicable laws, ordinances and rules of the federal government, the State of Texas or a Constituent Jurisdiction; and in case of any conflict between this Ordinance and any such other law, ordinance or rule, the more restrictive shall prevail.
14. The words “include” and “including” mean include or including by way of illustration and not by way of limitation.

SECTION B. TERMS AND DEFINITIONS.

ACCESSORY BUILDING OR STRUCTURE: A subordinate building or structure detached from the main building and having a use customarily incidental to and located on the same lot occupied by the main building. (*Ord. No. 2099, 09/05/95*)

ACCESSORY USE: A use customarily incidental to the main use of the property. (*Ord. No. 2099, 09/05/95*)

ADJACENT: Having property or district lines in common.

ADULT ARCADE: Any place to which the public is permitted or invited wherein coin-operated, slug- or token-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified anatomical areas" or "specified sexual activities," as herein defined.

ADULT BOOKSTORE: A commercial establishment which has devoted a substantial or significant portion of its business to the sale, rental or any form of consideration, of any one or more of the following:

- a. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes, video tapes, or other video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or
- b. Instruments, devices, or paraphernalia which depict "specified anatomical areas" or are designed for use in connection with "specified sexual activities".

ADULT CABARET: A nightclub, bar, restaurant, or similar commercial establishment which regularly features:

- a. Person or persons who appear in a state of nudity; or
- b. Live performances which are characterized by the exposure of "specified anatomical areas", or by "specified sexual activities", including topless or bottomless dancers, exotic dancers, or strippers; or
- c. Films, motion pictures, video cassettes or tapes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

ADULT MOTION PICTURE THEATER: A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes or tapes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

ADULT THEATER: A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity, or live performances which are characterized by the depiction or description of "specified sexual activities" or the exposure of "specified anatomical areas."

AGRICULTURE: The planting, cultivating, harvesting and storage of grains, hay or plants, vegetables, fruits, or vineyards.

The raising and feeding of livestock and poultry shall be considered an agricultural use if the area in which the livestock or poultry is kept is five acres or more in area, and if such raising of livestock and poultry is incidental or supplemental to the raising of crops and is not primarily for the raising or fattening of livestock.

A feed lot exclusively for the fattening of livestock is not considered an agricultural use. The processing and/or storage of raw agricultural products, including facilities such as cotton gins and grain elevators, shall not be considered an agricultural use if such use constitutes the main or principal use on a lot or parcel. (See FARM, ORCHARD, OR RANCH)

AIRPORT HAZARD: Any building, structure, tree, sign, vehicle, utility pole, transmission line, or use of land which obstructs the air space required for the flight of aircraft in landing or taking off at an airport, or is otherwise hazardous to such landing or taking off of such aircraft. (*Ord. No. 1844, 11/03/92*)

ALCOHOLIC BEVERAGE: The meaning provided in the Texas Alcoholic Beverage Code.

ALCOHOLIC BEVERAGE SALES, ON-PREMISE: An establishment that derives 75 percent or more of the establishment's gross revenue from the on-premise sale of alcohol beverages.

ALLEY: A public way, public space or thoroughfare which affords only secondary means of access to property abutting thereon.

ALTERATION: Any addition, removal, extension, or change in the location of any exterior or interior wall of a main building or accessory building or change or modification in construction or occupancy.

AMUSEMENT ARCADES: Any place or establishment wherein more than four coin-operated, slug- or token-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices, or skill machines, are located, whether operable or inoperable. Such machines shall include, but not be limited to, billiard tables, pool tables, and video games and simulated gambling device versions of bingo, keno, blackjack, video lottery terminals (VLT's), roulette, video poker, or facsimile thereof, that operate by chance or partially so. (*Ord. No. 3331, 10/06/09*)

AMATEUR RADIO/TELEVISION TOWERS: An antenna utilized for communication purposes in conjunction with a citizen band or amateur radio station, and including any tower, mast or structure for the support thereof. This definition shall also include such anchors, anchor supports or guy wires associated with the structure, but shall not include any antenna used for commercial communications or radio broadcasting operations.

ANTIQUÉ SHOP: A retail establishment engaged in the sale of works of art, furniture, or other artifacts of an earlier period. Pawn shops and flea markets, as herein defined, shall not be considered as antique shops.

APARTMENT: A dwelling unit designed or occupied as a residence by a single family, individual or group of individuals.

ARTISAN WORKSHOP: Small workspace/studio without commercial truck traffic. A production process characterized by minimal automation and little division of labor; highly skilled craftsman assemble or fabricate custom products in lesser quantities. Participants in an artisan process may be self-employed or employed by a smaller-scale business; excludes repair.

ASSEMBLY, PRODUCT: A principal use involving the joining, bolting, interlocking or other similar process of fitting together separate, pre-manufactured parts or components into a finished product, as well as packaging products. This definition does not include the mechanical or chemical transformation of raw materials or substances into new products; see Manufacturing.

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, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body Shop. (*Ord. No. ____; 05/20/25*)

AUTOMATED TELLER MACHINE (ATM): An unmanned, free-standing structure that performs banking financial functions at a location that may be separate from the controlling financial institution.
(*Ord. No. 3943, 01/14/20*)

AUTOMOBILE: A two to four-wheeled, self-propelled vehicle designed for passenger transportation, and commonly propelled by an internal combustion engine. Vehicles include light load trucks and motorcycles.

AUTOMOBILE, MOTOR VEHICLE, AND WATERCRAFT PARTS SALES: The display and sales of new or used parts for automobiles, motor vehicles, watercraft, or recreational vehicles. All display and sales of new or used parts shall be completely located within an enclosed building. This definition shall not include motor vehicle wrecking or salvage yards.

AUTOMOBILE OR LIGHT LOAD TRUCK REPAIR GARAGE: A garage or portion thereof in which the repair and maintenance of automobiles and light load trucks, as herein defined, takes place, but excluding the outdoor storage of vehicle parts or inoperative automobiles or light load trucks. This definition shall not include reupholstery, body repair or painting activities or services. (See GARAGE, REPAIR)

AUTOMOBILE OR LIGHT LOAD TRUCK SALES: The display and sales of new and used automobiles and light load trucks, as herein defined, with incidental parts sales, maintenance, and repair facilities. Such incidental parts sales, maintenance, and repair facilities shall be completely located within an enclosed building.

AWNING: Roof-like cover entirely supported by and extending from a building for protecting items or openings therein, from the elements.

BANK, SAVINGS AND LOAN, OR CREDIT UNION: A professional and general administrative office establishment for the custody, loan, exchange, investment, or issue of money, the extension of credit, and/or facilitating the transmission of funds.

BASE FLOOD: The flood having a one percent chance of being equaled or exceeded in any given year.

BASEMENT OR CELLAR: As such terms are defined by the building code of the City of Carrollton.

BATCH PLANT: A temporary or permanent facility for the production and manufacture of asphalt or concrete.

BED AND BREAKFAST: A residential premise, or portion thereof, used for lodging accommodations to occupants for a period of less than thirty (30) days and which is permanently occupied by the property owners listed on the county appraisal districts records for which the property is located. (*Ord. No. 4127, 02/07/23*)

BEDROOM: A room in a dwelling used for sleeping purposes, other than a kitchen, dining room, living room, bathroom or closet. This definition shall include extra dining rooms, living rooms, and all dens, studies, game rooms, sunrooms or similar extra rooms, all of which are capable of being used as bedrooms.

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 are not allowed in Carrollton. (*Ord. No. ____; 05/20/25*)

BLOCK: An area within the city enclosed by streets and occupied by or intended for buildings; or, if this word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on said side.

BOARDING, LODGING OR ROOMING HOUSE: A building other than a hotel, where lodging and meals for five or more persons are served for compensation.

BOOKING SERVICE: Is any reservation and/or payment service provided by a person or entity that facilitates a hotel, short-term rental, or bed and breakfast transaction between the Owner and a prospective Occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the hotel, short-term rental or bed and breakfast transaction. *(Ord. No. 4127, 02/07/23)*

BREEZEWAY: A covered passage one story in height connecting a main structure and an accessory building.

BRICK OR STONE: Brick, thin brick, real or manufactured stone.

BUFFER: Land area used to physically separate one use from another, or to shield or block noise, light, visual intrusions or other nuisances.

BUILDING: Any structure used or intended for supporting or sheltering any use or occupancy. (See STRUCTURE)

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

BUILDING, END OF: Those sides of the building having the least dimensions and in which doors or openings are not customarily provided for ingress or egress.

BUILDING FACING THE SQUARE: Those buildings in the (TC) Transit Center District that are located on properties which directly face the square and buildings on corner lots which are located diagonally across an intersection from the square. *(Ord. No. 1659, 10/02/90); (Ord. No. 3331, 10/06/09)*

BUILDING HEIGHT: As defined by the adopted International Building Code, as amended. *(Ord. No. 2773, 02/04/03)*

BUILDING LINE: A line designated on an approved subdivision plat which is parallel or approximately parallel to a street, beyond which buildings may not be erected.

BUILDING OFFICIAL: The administrative official of the City of Carrollton responsible for issuing permits and enforcing the Zoning Ordinance and building codes of the City.

BUSINESS SUPPORT SERVICES: An establishment primarily engaged in providing services primarily to business enterprises on a fee or contract basis, including, but not limited to, advertising agencies, computer programming and software services; office equipment sales, rental, leasing, or repair; printing/copy services, photo finishing, and information services. Excludes automotive, motor vehicle, watercraft, and garage repair or with storage automobile, motor vehicles, watercraft, or travel trailers.

CABANA, PAVILION OR GAZEBO: A secondary structure on a lot incidental to a swimming pool or recreational area but excluding sleeping and kitchen facilities. (*Ord. No. 1670, 11/20/90*)

CARETAKER OR NIGHT WATCHMAN QUARTERS: A residence or facility located on the premises of a non-residential use. Such residence or facility shall be occupied only by a caretaker, guard, or night watchman employed on the premises.

CARNIVAL OR CIRCUS: A temporary traveling show or exhibition usually housed in tents and which has no permanent structure or installation.

CARPORT: A roofed structure which may be attached or unattached to the principal structure providing space for the storage of one or more automobiles, light load truck, or travel trailer and enclosed on not more than two sides.

CAR WASH: A structure or facility used to wash automobiles, motorcycles, trucks, and other light load vehicles.

CERTIFICATE OF OCCUPANCY: Official certification which permits the use of a building in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or conditions of the building permit.

CITY: The City of Carrollton, Texas.

CITY COUNCIL: The governing or legislative authority of the City of Carrollton.

CLASSROOM: Any room, including laboratories, in which classes are conducted at a school, church or other educational facility, but excluding hallways and other common areas, auditoriums, sanctuaries, gymnasiums, cafeterias, libraries, storage and maintenance areas, and administrative offices.

CLINIC: An institution or facility for examining, consulting with or treating patients, including offices, laboratories and out-patient facilities, but not including hospital beds and rooms for acute or chronic care.

COMMERCIAL: Any business, other than a home occupation or manufacturing business, which involves the exchange of goods or services for the remuneration of a person occupying the premises upon which the transaction or part thereof takes place.

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. ____; 05/20/25*)

COMMERCIAL AMUSEMENT, OUTDOOR: An enterprise providing for outdoor recreational activities, services, amusements, and instruction for an admission fee, including, but not limited to, batting cages, miniature golf/golf range, go-kart tracks, and carnivals.

COMMISSION: The Planning and Zoning Commission of the City of Carrollton.

COMMUNICATION EQUIPMENT: Any communication antenna or device attached to an existing structure, not to exceed 15 feet in height above the existing structure.

COMMUNICATIONS TOWER: A free-standing structure, other than an amateur radio/tv tower for citizen band and amateur radio communications, designed, constructed, and utilized for communication and broadcasting. This definition shall include radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and all communication equipment or antennas. Communication towers shall be in accordance with XXI., Special Use Permits.

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

CONDOMINIUM: The separate ownership of single units or apartments in a multiple unit structure or structures with common elements as defined in Article 81.002 of Vernon's Annotated Civil Statutes.

CONTRACT CONSTRUCTION SERVICES: Any premises used for the storage, accumulation, stocking, or depositing of materials, tools, products, or equipment on a temporary or permanent basis for eventual use or sale by an electrician, plumber, carpenter, or any other type of building, construction or manufacturing trade, provided that such activities are conducted completely within an enclosed building. Provided, however, that the temporary or overnight on-premises parking of motor vehicles and outside storage of equipment or materials for eventual use or sale shall be allowed as an accessory use. (*Ord. No. 1705, 05/07/91*)

CONTRACTOR STORAGE YARD: Any premises where the principal use is for the outside storage, accumulation, stocking, or depositing of materials, tools, products, equipment or vehicles on a temporary or permanent basis for eventual use or sale by an electrician, plumber, carpenter, or any other type of building, construction or manufacturing trade. (*Ord. No. 1705, 05/07/91*)

COUNTRY CLUB: An area containing a golf course and a club house available only to the membership of the country club and their guests, including facilities for dining and entertainment, swimming, tennis and similar recreational facilities and services.

COURT: A space open and unoccupied to the sky bounded on more than two sides by the walls of the building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard, or other permanently open space.

CUL-DE-SAC: A local street with only one outlet and having a terminal of sufficient width for the reversal of traffic movement.

DAY CARE CENTER, ADULT: An establishment that provides counseling, recreation, supervision, or food, or any combination of these services on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the establishment. Clients of an adult day care center shall not require institutionalization in a hospital; nursing or convalescent home; respite, personal care or custodial care home; or similar specialized facility. Hours of operation shall not exceed the period between 6:00 a.m. and 12:00 midnight.

Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others, and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Medical treatment or rehabilitative services shall not be provided in an adult day care center.

An adult day care center shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health and the Texas Department of Human Services. (*Ord. No. 1573, 09/05/89*)

DAY CARE HOME, ADULT: An establishment that provides counseling, recreation, supervision, or food, or any combination of these services on a daily or regular basis, but not overnight, to three or fewer elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the establishment. Clients of an adult day care home shall not require institutionalization in a hospital; nursing or convalescent home; respite, personal care or custodial care home; or similar specialized facility.

Hours of operation shall not exceed the period between 6:00 a.m. and 12:00 midnight. The license-holder, operator, director, or person otherwise responsible for the operation and provision of care within the facility, shall maintain his or her primary residency in the dwelling within which such facility is located. An adult day care home shall be accessory to the full-time residency of the dwelling.

A minimum floor area of 50 square feet of living space shall be required per client. Such floor area shall be calculated exclusive of the kitchen and food service or dining area, restrooms, bath areas, offices, corridors, stairways, garages, storage areas, and outdoor spaces. A minimum of 200 square feet of site area shall be provided per client.

Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Medical treatment or rehabilitative services shall not be provided in an adult day care home.

An adult day care home shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health and the Texas Department of Human Services. (*Ord. No. 1573, 09/05/89*)

DAY CARE SERVICES, CHILD: As defined by the North American Industry Classification System (NAICS), 2007 edition, provided however that this definition shall specifically include “Day Care Center” 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. (*Ord. No. 3587, 12/03/13*)

Day Care Centers provide care at a location other than the residence of the director, owner or operator of the facility for seven or more children under 14 years of age for less than 24 hours a day but at least two hours a day, three or more days a week.

This definition shall not include Registered & Licensed Child Care Homes or Listed Family Homes.

DAY LABOR EMPLOYMENT PLACEMENT AGENCY: Establishments primarily engaged in referring or placing applicants for day labor employment. The individuals placed are not employees of the employment agency. (*Ord. No. 2866, 12/16/03*)

DENSITY: The ratio of the number of dwelling units per net acre of platted area being developed. Net acre shall be defined as the acreage of a site less any existing or proposed rights-of-way, or flood plain that is not either reclaimed or substantially improved as open space and incorporated into the project.

DISABLED PERSON: A handicapped person. (*Ord. No. 1573, 09/05/89*)

DISCONTINUED: The cessation of any use, activity or business activity. (*Ord. No. 2258, 04/15/97*)

DISTRICT: A zone or geographic area in the City of Carrollton within which certain zoning or development regulations apply.

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.

DRY CLEANING AND LAUNDRY SERVICES, MAJOR: An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis including industrial launderers.

DRY CLEANING AND LAUNDRY SERVICES, MINOR: A custom cleaning shop or pick-up station not exceeding 3,000 square feet of floor area and includes laundromats. Excludes major dry cleaning and laundry services.

DWELLING: Any building, or portion thereof, which is designed for use for residential purposes.

DWELLING UNIT: A single living unit providing complete, independent living facilities for one family or persons maintaining a common household, and including a residential kitchen, bathroom, and provisions for living, sleeping, and sanitation; accessible independently of another dwelling unit or portion thereof (SEE RESIDENTIAL KITCHEN). Dwelling units do not include hotels, motels, inns, bed and breakfasts, short-term rentals, or non-residential uses where rooms are rented for less than one month. (*Ord. No. 1739, 10/01/91; Ord. No. 4541, 12/05/23*)

DWELLING, ATTACHED: A dwelling having any portion of one or more walls in common with adjoining dwelling units.

DWELLING, DETACHED: A dwelling unit having open space on all sides.

DWELLING, DUPLEX: A detached building containing not more than two dwelling units, whereby both individual dwelling units within the building are located on the same lot of record and separated by a party wall or abutting wall. (Reference Figure 1.1, Appendix A)

DWELLING, MULTIFAMILY: A building or use designed for occupancy by three or more dwelling units on a single lot. (See MULTIFAMILY APARTMENT BUILDING OR COMPLEX)

DWELLING, SINGLE-FAMILY ATTACHED: A single-family attached dwelling unit located on a separately platted lot of record which is joined to another dwelling unit on one or both sides by a common wall. (Reference Figure 1.1, Appendix A)

DWELLING, SINGLE-FAMILY DETACHED: A detached building having accommodations for, and occupied by not more than, one family.

DWELLING, TOWNHOUSE: A single-family attached building containing separate dwelling units each located on separately platted lots of record with units separated by a party wall or abutting wall on one or both sides. (Reference Figure 1.1, Appendix A)

EASEMENT: A grant of one or more of the property rights by the property owner to and/or for the use or benefit by the public, a corporation, or other person or entity. An easement shall be identified on a subdivision plat, filed for record with the appropriate county clerk, and cannot be varied or altered by action of the Board of Adjustment.

EFFICIENCY APARTMENT: An apartment having a combination living and bedroom, where no separate bedroom exists.

EGRESS: A place or means of exit.

ELDERLY PERSON: A person 65 years of age or older. (*Ord. No. 1537, 09/05/89*)

EMERGENCY MAINTENANCE AND REPAIR: Any work, necessitated by emergency or sudden and unforeseeable event, without which a structure, object, or site, or any part thereof, is likely, in the opinion of duly authorized officers of the City of Carrollton, to result in additional deterioration or damage to said structure, object or site, or without which said structure, object or site poses an immediate threat to life, health or safety of the populace. (*Ord. No. 2706, 07/16/02*)

EMPLOYMENT SERVICES: Establishments primarily engaged in one of the following:

- a. Listing employment vacancies and referring or placing applicants for employment; or
- b. Providing executive search, recruitment, and placement services.

ERECTED: Built, constructed, raised, altered, reconstructed, moved upon; any physical operations on the premises which are required for construction of a building, structure, or facility.

ESCORT: A person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

ESCORT AGENCY: A person or business association which furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.

EVENT CENTERS AND RECEPTION HALLS: A facility utilized to hosting parties, banquets, weddings or other receptions, or social events in a room or building. Event centers and reception halls shall be in accordance with Article XXI. Special Use Permits of the Comprehensive Zoning Ordinance, as amended.

FACING A PUBLIC STREET: Where the projection of any exterior elevation of a building onto the adjacent public street between an imaginary extension of the side property lines is equal to or greater than 20 percent of such elevation. Such measurement shall take into account any existing intervening structures, such as buildings or any opaque screening wall that is erected to satisfy a requirement of this ordinance, but shall not include intervening landscape material, signs, utility poles, flagpoles, chain link fences or any fence erected at the option of the property owner which is not specifically required to satisfy a provision of this ordinance. (*Ord. No. 1557, 07/11/89*)

FALSE FRONT: The exterior wall of a building located in the (TC) Transit Center District which rises from the sidewalk to a minimum of two feet above the intersecting roof line, concealing any visibility of the roof from the adjacent public street. (*Ord. No. 1659, 10/02/90*); (*Ord. No. 3331, 10/06/09*)

FAMILY: Any number of individuals living together as a single housekeeping unit, in which not more than four individuals are unrelated by blood, marriage or adoption.

FARM, ORCHARD, RANCH: An area of five acres or more which is used for growing usual farm products, vegetables, fruits, trees, and grain, and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep, and including the necessary accessory uses for raising, treating, and storing products raised on the premises; but excluding the commercial feeding of offal or garbage to swine or other animals, including feed lots. The processing and storage of raw agricultural products, such as cotton gins and grain elevators, shall not be considered a farm, ranch or orchard if such constitute the main or principal use on the lot or parcel. (See AGRICULTURE)

FEEDER LINE: Any line, wire, or cable which distributes, transmits or delivers a utility service to a general area and not to a specific end user.

FLAMMABLE OR COMBUSTIBLE LIQUIDS, OR HAZARDOUS MATERIAL: As defined by the Fire Code, as adopted by the City of Carrollton.

FLOOD PLAIN: An area of land subject to inundation by a 100-year frequency flood.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of a given magnitude.

FLOOR AREA: The total square footage of floor area within the outside dimensions of a building, including each floor level, or an accessory building or structure. Floor area calculations for buildings exclude breezeways, porches, carports, garages, accessory buildings or structures, or areas devoted to the off-street parking of vehicles. (See MINIMUM SQUARE FOOTAGE OF DWELLING UNIT)

FLOOR AREA RATIO: An indicated ratio between the number of square feet of total floor area of building(s) on a lot and the total square footage of land in the lot.

$$\frac{\text{Floor Area}}{\text{Lot Area}} = \text{Floor Area Ratio}$$

(Reference Figure 1.3, Appendix A)

FOOD SERVICE FACILITY: A food service establishment with an equipped kitchen within a self-contained temporary structure. The temporary structure cannot operate for more than 6 months on the same lot for any consecutive 12-month period, measured from the date of commencement of the use. The temporary structure may be renewed for one additional 6-month period upon approval of the city manager or designee. (Ord. No. 3980, 09/15/20)

FOOD TRUCK OR FOOD TRAILER: A self-propelled motorized vehicle or tow-behind trailer equipped to cook, prepare, serve, or sell food. (Ord. No. 3980, 09/15/20)

FREESTANDING BUILDING: A building, structure, or premises which stands independently and separately, and which is not connected to any other building, structure, or premises by any means of support or attachment, including but not limited to a common wall, roof, or breezeway.

FREEWAY: A continuous thoroughfare designed to give preference to through traffic by providing grade-separated connections only with selected arterials and by prohibiting crossings at grade and direct private driveway connections.

FRONT: That portion of a building, structure, lot or parcel of land which faces or abuts the street upon which such building, structure, lot or parcel of land is addressed.

FRONTAGE: All of the property measured along the property line abutting on one side of the street upon which such property is addressed.

GARAGE APARTMENT: A dwelling unit attached to or erected above a private garage.

GARAGE, PRIVATE (RESIDENTIAL): An accessory building or a portion of a residence of a dwelling unit(s) for the storage or parking of motor vehicles as may be required in connection with the permitted use of the main building.

GARAGE, REPAIR: A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles or watercraft, which is operated for commercial purposes, but excluding reupholstery, body repair or painting activities or services. (See AUTOMOBILE REPAIR GARAGE)

GARDEN HOME: A single-family attached dwelling. (See DWELLING, SINGLE-FAMILY ATTACHED)

GOVERNMENT FACILITY: Any place or facility owned or operated by the school district, municipal, county, state, or federal government. Government facilities shall include amphitheaters, auditoriums, cemeteries, libraries, museums, post offices, public office and administrative buildings (including City Hall), police or fire stations, public plazas and open space, recreation centers and facilities, stadiums, arenas, convention or civic centers; but excluding storage and maintenance facilities, facilities for public utilities, including substations, treatment, generation or pump facilities, or landfills or disposal facilities.

GRADE: As defined by the adopted International Building Code, as amended. (*Ord. No. 3331, 10/06/09*)

GROSS LEASABLE AREA: The total floor area designed for occupancy and exclusive use. The area of tenant occupancy shall be measured from the centerlines of joint partitions to the outside of the tenant walls.

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. ____; 05/20/25*)

GUEST HOUSE: A secondary structure on a lot which may contain dwelling accommodations for the temporary occupancy by guests, but which is not for rent, lease or permanent occupancy. Such building shall not have a separate utility meter or kitchen facilities. Kitchen facilities may be provided in accordance with Article VII. of this ordinance. (*Ord. No. 1947, 10/19/93*)

HANDICAPPED PERSON: A person who has a physical or mental impairment, or both, which substantially limits one or more of such person's life activities; who has a record of having such an impairment; or who is regarded as having such an impairment. Such term does not include current illegal use of, or addiction to, a controlled substance, as defined in Section 102 of the Controlled Substance Act, as amended.

HEAVY EQUIPMENT: Machinery, apparatus or implements which include, but are not limited to construction and/or earth moving equipment, forklifts, and other related equipment.

HISTORIC DISTRICT: An area of the city designated by ordinance of the City Council, which possesses definable geographic boundaries, a significant concentration, linkage, or continuity of sites, buildings or structures united historically or aesthetically by plan or physical development. (*Ord. No. 2706, 07/16/02*)

HISTORIC LANDMARK: An individual site, place, building, structure or object, designated by ordinance by the City Council, as worthy of rehabilitation, restoration, and/or preservation for its historic, cultural, and/or architectural significance to the City of Carrollton. *(Ord. No. 2706, 07/16/02)*

HISTORIC PRESERVATION ADVISORY COMMITTEE: The Historic Preservation Advisory Committee of the City of Carrollton, as established by Section 34.050 of the Carrollton Code of Ordinances. Also referred to as “the Committee” and “HPAC.” *(Ord. No. 2706, 07/16/02)*

HISTORIC PRESERVATION OFFICER: The City Manager or Designee charged with the administration of the historic preservation overlay district ordinance. Also referred to as “the HPO.” *(Ord. No. 2706, 07/16/02)*

HOSPICE, IN-PATIENT: An institution or facility where those persons suffering from generally permanent types of infirmity, illness, injury or deformity are given care and treatment on a prolonged or permanent basis, and which is licensed by the state or Texas. *(Ord. No. 1573, 09/05/89)*

HOTEL ACCOMODATION AND RESERVATION SERVICE: A business or service that provides information, such as rates, availability, and other property information and also schedules and books accommodations for hotels on a 24-hour basis, 7 days a week. *(Ord. No. 3271, 12/01/08)*

HOTEL, FULL SERVICE: A building or group of buildings with the main function of providing temporary lodging accommodations for transient guests where entrance to each room is gained from a completely enclosed area, except first floor units which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access. Such Hotels contain restaurants, conference and meeting facilities, business office services, personal service shops and other amenities as listed under Sec. XXI, (D)(2)(g)(2) Full-Service Hotel. This definition shall not include Extended Stay Hotels, Residence Hotel or Hotel Suites. *(Ord. No. 2656, 01/08/02); (Ord. No. 3271, 12/01/08)*

HOTEL, LIMITED SERVICE: A building or group of buildings with the main function of providing temporary lodging accommodations for transient guests where entrance to each room is gained from a completely enclosed area, except first floor units which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access. Such Hotels contain restaurants, conference and meeting facilities, business office services, and other amenities as listed under Sec. XXI, (D)(2)(g)(4), Limited Service Hotel. This definition shall not include extended stay hotels, residence hotel or hotel suites. *(Ord. No. 2656, 01/08/02); (Ord. No. 3271, 12/01/08)*

HOTEL, RESIDENCE OR HOTEL SUITES: A building or group of buildings with the main function of providing temporary, extended stay lodging accommodations for transient guests for compensation where entrance to each room is gained from an interior corridor, except first floor units which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access. *(Ord. No. 2656, 01/08/02); (Ord. No. 3271, 12/01/08)*

IMPERVIOUS COVER: Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevents absorption of the water. Water quality basins, swales and other conveyances for overland drainage shall not be calculated as impervious cover.

INDUSTRIAL FINISHING: A principal use involving any process whereby finished products are altered in size or shape, excluding shredding or crushing, to serve as a component in some other product or process, or for immediate use, sale or distribution as a finished product. (*Ord. No. 1670, 11/20/90*)

INGRESS: A place or means of entrance or access.

INOPERABLE MOTOR VEHICLE: Any motor vehicle, as herein defined, which is inoperable; or which does not have lawfully attached thereto an unexpired license plate(s); or which is wrecked, dismantled, or partially dismantled.

INSTITUTIONAL USE: A non-profit organization or building, public or private, for the benefit of the public including YMCA, YWCA, boys clubs, girls clubs, Boy Scouts, Girl Scouts; educational facilities and schools, including day care centers and kindergartens; cemeteries, mausoleums or crematories for the deposit of the human dead; private parks, private libraries, and museums.

INSTITUTIONS OF A RELIGIOUS OR PHILANTHROPIC NATURE: An institutional use sponsored or operated by organizations established for religious or philanthropic purposes, including but not limited to orphanages, counseling and referral services, homes for the aged, training and educational facilities, meeting establishments, and residences.

INTERIM USE: A non-permanent, permitted use of the land, provided that the land is unplatted at the time of use. Upon approval of a subdivision plat, all rights permitted under the term "interim" shall cease.

KEY LOT: A corner lot whose exterior side yard is adjacent to the front yard of another lot. (*Ord. No. 1557, 07/11/89*)

KIOSK: A small, freestanding, accessory structure having a maximum floor area of 600 square feet and used for commercial purposes, the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 25 square feet. Vending machines and other similar mechanical devices or appliances shall not be defined as a kiosk.

An **INFORMATIONAL KIOSK** shall be limited to the posting of temporary information and/or posters, notices and announcements, including a location map of the premises upon which such informational kiosk is located. An informational kiosk shall not be occupied by any person. (*Ord. No. 1582, 10/03/89*)

KITCHENETTE: A food preparation facility within a hotel in which only the following may be allowed:

- a. A cook-top limited to no more than two burners
- b. A microwave oven
- c. A refrigerator (*Ord. No. 3271, 12/01/08*)

KITCHEN, RESIDENTIAL: (SEE RESIDENTIAL KITCHEN)

LANDSCAPE AUTHORITY: A landscape architect registered with the State of Texas, or a licensed Texas nurseryman. (*Ord. No. 1659, 10/02/90*)

LATERAL LINE: Any line, wire, or cable used to distribute, transmit, or deliver a utility service from a feeder line to two or more sites or end users of the utility service.

LIGHTED ATHLETIC FIELDS: Outside recreation, sport, playground, game courts illuminated by any man-made device.

LIVE/WORK UNIT: As defined by the adopted building code of the City of Carrollton and provided the use is allowed in Article V. Use of Land and Structures. (*Ord. No. 3939, 12/13/19*)

LOT: Land occupied or to be occupied by a building and its accessory building(s) and including such open spaces as are required under this ordinance and having its principal frontage upon a public street or officially approved place.

LOT, AREA: The area of a horizontal plane within the lot lines of a lot.

LOT, CORNER: A lot or parcel of land abutting two or more streets at their intersection or abutting two parts of the same street which form an interior angle of less than 135 degrees. (*Ord. No. 1493, 08/02/88*)

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

LOT DEPTH: The average horizontal distance between the front and rear lot lines. (Reference Figure 2.1, Appendix A)

LOT, DOUBLE FRONTAGE: A lot having frontage on two non-intersecting streets, as distinguished from a corner lot.

LOT, FLAG: A lot having access to a street by means of a parcel or portion of land having a greater depth than its frontage and having a width less than the minimum required lot width. (Reference Figure 2.1, Appendix A)

LOT, INTERIOR: A lot whose side lot lines do not abut upon any street.

LOT LINES: A line dividing one lot from another, or from a street or place. (Reference Figure 2.3, Appendix A)

LOT OF RECORD: A lot which is created by an approved subdivision, the plat of which has been duly recorded in the office of the appropriate county clerk.

LOT WIDTH: The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth or the same distance measured at the front building line. (Reference Figure 2.6, Appendix A)

MANEUVERING SPACE: The space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.

MANUFACTURING: A principal use involving the mechanical or chemical transformation of raw materials or substances into new products, including the blending of materials such as, but not limited to, oils, chemicals, plastics or resins, and including the shredding or crushing of materials whereby they are changed from one use or function to another. This definition shall apply to any such process regardless of whether the new product is finished or semi-finished as a raw material in some other process, regardless of the quantity of product produced, and regardless of whether the finished product is or is not toxic or hazardous.

MASONRY: As defined by the adopted building code of the City of Carrollton, provided however that concrete masonry units ("CMUs") shall have a split, ribbed, scored, burnished or otherwise decorative appearance. (*Ord. No. 3421, 01/11/11*)

For the purposes of this ordinance, where the term MASONRY SCREENING WALL is used, such wall shall be constructed in accordance with the General Design Standards of the City of Carrollton. (*Ord. No. 1650, 09/04/90*)

MASSAGE PARLOR: Any place where, for any form of consideration, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with any "specified sexual activity", or where any person providing such treatment, manipulation or service related thereto exposes any "specified anatomical area."

This term shall not apply to a place wherein registered physical therapists or a certified massage therapist treats only patients recommended by a licensed physician and operate only under such physician's direction.

This term shall not apply to Massage Therapy (See MASSAGE THERAPY). (*Ord. No. 3465, 12/06/11*)

MASSAGE THERAPY: As defined by the North American Industry Classification System (NAICS), 2007 edition, with the additional description that any establishment and/or person providing massage therapy services shall be appropriately licensed by the Texas Department of State Health Services.

This term shall not apply to a Massage Parlor (See MASSAGE PARLOR). (*Ord. No. 3465, 12/06/11*)

MATERIAL RECYCLING CENTER: A facility or establishment used for, or involved in, the collecting, storage, sorting, crushing, breaking up, shredding, compacting, baling, palletizing or wholesale distribution of waste or scrap metal cans, glass, paper or plastics. Such facility shall not accept or process motor vehicles or motor vehicle parts or accessories, nonferrous metals scrap, petroleum products or waste, or textile waste. All operations shall be inside of a building. (*Ord. No. 3439, 05/03/11*)

METES AND BOUNDS: A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, the corner of intersecting streets, or in rural areas, a tree or other permanent fixture.

MINI-STORAGE WAREHOUSE: Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.

MINIMUM SQUARE FOOTAGE OF DWELLING UNIT: The minimum square footage of living space required per dwelling unit, exclusive of porches, breezeways, patios, garages, carports, or any accessory building or accessory space, and shall include only that area designated and used specifically for dwelling purposes.

MIXED-USE DISTRICT: Property approved and designated on the Future Land Use Map of the Comprehensive Plan as Mixed-Use/Urban and intended for a mix of residential and non-residential uses within the same development and/or building. (*Ord. No. 3148, 6/19/07*)

MOBILE HOME: Means "Manufactured home" or "manufactured housing" as that term is defined in the State of Texas Occupations Code, Title 7, Subtitle C, Chapter 1201 Manufactured Housing.

MOBILE HOME PARK: A site upon which one or more mobile or manufactured homes, may be placed, and providing facilities, services and improvements as may be required by this and other ordinances of the City of Carrollton. This term shall not apply to the accommodation of recreational vehicles or travel trailers, as herein defined, on either a long-term or short-term basis.

MOBILE OR MANUFACTURED HOME SPACE: A plot of ground within a mobile home park designed for the accommodation of not more than one mobile home, as herein defined.

MOBILE COLLECTION AND REDEMPTION 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*)

MODEL HOME: A dwelling unit used initially for display purposes which typifies the type of units that will be constructed in the subdivision.

MODULAR HOME/INDUSTRIALIZED HOUSING: A structure or building module that is manufactured at a location other than the location where it is installed and used as a residence; transportable in one or more sections on a temporary chassis or other conveyance device; and to be used as a permanent dwelling when installed and placed upon a permanent foundation system. This term includes the plumbing, heating, air conditioning and electrical systems contained within the structure. This term does not include a mobile/manufactured home or building modules incorporating concrete or masonry as a primary component.

MOTOR VEHICLE: Any vehicle which is propelled by mechanical power such as automobiles, light or heavy trucks, motorcycles, travel trailers, watercraft, or buses designed to carry one or more persons; but excluding construction equipment, forklifts, lawn equipment, or farm implements.

MULTIFAMILY BUILDING OR COMPLEX: Any building, or portion thereof, which is designed, built, owned, rented, leased, let or hired out to be occupied as three or more dwelling units, or which is occupied as the home or residence of three or more families living independently of each other and maintaining separate cooking facilities, and on a single lot. (See DWELLING, MULTIFAMILY)

NON-CONFORMING USE OR STRUCTURE: A building, structure or use of land lawfully in existence at the time of the effective date of this ordinance or amendments hereto, and which does not conform to the use regulations of the district in which it is situated.

NON-PROFIT CORPORATION: An entity subject to the Texas Non-Profit Corporation Act (Article 1396-1.01 et seq., Vernon's Annotated Civil Statutes).

NUDE MODELING STUDIO: Any place where a person who appears in a state of nudity, or displays any "specified anatomical area" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

NUDITY OR STATE OF NUDITY: The appearance of any "specified anatomical area", as herein defined.

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 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. ____; 05/20/25*)

OFFICE, MEDICAL SERVICES: An establishment dispensing outpatient medical health services, including diagnostic and imaging laboratories, surgical, doctor and dental offices.

OPEN SPACE: The area included in any front, rear or side yard, or any unoccupied space on a lot that is open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for the ordinary extensions of window sills, eaves, awnings, balconies, belt courses, chimneys, cornices, roof overhangs, canopies, and other normal architectural features or landscaping, flagpoles, mailboxes, utility poles, lighting fixtures or fences.

ORDINARY MAINTENANCE AND REPAIR: Any work not necessitated by emergency or sudden and unforeseeable event, the purpose and effect of which is to correct any deterioration of or damage to a structure, object or site, or any part thereof, and to restore the same, as nearly as may be practicable, to its condition (including color and appearance) prior to such deterioration or damage, using the same materials, or materials as close to the original, as is practicable. This definition does not include any work done which alters the fundamental design, plan or layout. (*Ord. No. 2706, 07/16/02*)

OTHER MOTOR VEHICLE REPAIR GARAGE: A garage or portion thereof in which the repair and maintenance of automobiles, light and heavy load trucks, travel trailers, or watercraft, as herein defined, takes place, but excluding the outdoor storage of vehicle parts or inoperative vehicles of any kind. This definition shall not include reupholstery, body repair or painting activities or services. (See GARAGE, REPAIR)

OTHER MOTOR VEHICLE SALES: The display and sales of new and used automobiles and light and heavy load trucks, travel trailers, and watercraft, as herein defined, with incidental parts sales, maintenance, and repair facilities. Such incidental parts sales, maintenance, and repair facilities shall be completely located within an enclosed building.

OUTSIDE DISPLAY: The outdoor exhibit of merchandise, material, or equipment sold in and incidental to a main use on the same lot or tract of land. Outdoor display includes, but is not limited to propane storage tanks, vending machines, sheds, landscaping materials, ice storage compartments, fuel powered equipment, and firewood (Also see Article XXVI., Section B). (*Ord. No. 3439, 05/03/11*)

OUTSIDE STORAGE: The storage of commodities, goods and/or refuse outside of an enclosed building (Also see Article XXVI., Section A) (*Ord. No. 3439, 05/03/11*)

PARK: Any tract of land open for use by the general public or active or passive recreational purposes, including but not limited to playgrounds, swimming pools, outdoor recreation facilities, trails, nature preserves, and greenbelts. Lighted athletic fields and stadiums are excluded with this definition. (*Ord. No. 3943, 01/14/20*)

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. ____; 05/20/25*)

PARKING SPACE: An area not on a public street or alley, enclosed or unenclosed, together with a driveway connecting the parking space with a street or alley permitting free ingress and egress. Such area and driveway shall be surfaced in accordance with the paving standards of the City of Carrollton.

Parking adjacent to a public street wherein the maneuvering is done on a public street, shall not be classified as off-street parking in computing the parking requirements for any use. Dimensions for each parking space shall be determined by the application of those standards prescribed in Article XXIV. of this ordinance. (*Ord. No. 1641, 07/17/90*); (*Ord. No. 1670, 11/20/90*); (*Ord. No. 3943, 01/14/20*)

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. ____; 05/20/25*)

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*)

PAWN SHOP: An establishment where money is loaned on the security of personal property pledged in the keeping of the pawnbroker.

PATIO HOME: A single-family detached dwelling. (See DWELLING, SINGLE-FAMILY DETACHED; ZERO-LOT-LINE HOME)

PERSON: An individual, proprietorship, partnership, corporation, association, or other legal entity.

PERSONAL CARE HOME: An establishment that provides room, board, and one or more services of a personal care or protective nature, such as ambulatory assistance, hygienic assistance or supervision of a meal regimen, to five or more elderly or handicapped persons who are not related by blood, marriage or adoption to the owner of the establishment. Residents of a personal care home shall not require institutionalization in a hospital; nursing or convalescent home; respite or custodial care home; or similar specialized facility since a personal care home is not equipped or licensed to provide all acts of a protective or restorative nature, and does not provide the nursing care or degree of staff supervision required for a respite or custodial care home, nursing home or similar facility.

Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others, and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Treatment, counseling, or other services related to such rehabilitative activities shall not be provided in a personal care home.

A personal care home shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health and the Texas Department of Human Services. (*Ord. No. 1573, 09/05/89*)

PERSONAL CARE SERVICES: Establishments primarily engaged in providing services generally involved in the care of the person including, but not limited to hair, nail, or skin care services; beauty salons; diet and weight reducing centers. Does not include tattoo parlors.

PERSONAL AND HOUSEHOLD GOODS REPAIR AND MAINTENANCE: Establishments primarily engaged in repairing and servicing personal or household-type goods. Establishments in this industry repair items, such as garments; watches; jewelry; guns; sports equipment; cutlery; musical instruments; lawnmowers and home yard equipment; and bicycles. Excludes automotive, motor vehicle, watercraft, and garage repair or with storage automobile, motor vehicles, watercraft, or travel trailers.

PET DAY CARE: An establishment providing care for dogs or cats, including grooming and training, that has no overnight stays or outdoor runs or pens. The use does not include veterinarian clinics or offices. (*Ord. No. 4043, 12/07/21*)

PLACE OF WORSHIP: Includes churches, mosques, synagogues or temples:

- a. A structure used primarily for the purpose of engaging in religious worship or promoting the spiritual development or well-being of individuals; and
- b. A structure used by an organization operated in a way that does not result in accrual of distributable profits, realization of private gain resulting from payment or compensation in excess of a reasonable allowance for salary or other compensation for services rendered, or realization of any other form of private gain; and
- c. A structure used by an organization whose charter, bylaws or other regulation adopted by the organization to govern its affairs:
 - i. Pledges its assets for use in performing the organization's religious functions; and
 - ii. Directs that on discontinuance of the organization by dissolution or otherwise, the assets are to be transferred to the State of Texas or to a charitable, educational, religious or other similar organization that is qualified as a charitable organization under Section 501(c)(3), Internal Revenue Code of 1954, as amended.
- d. Use of a structure for occasional secular purposes other than religious worship does not result in loss of the status as a place of worship if the primary use of the structure is for religious worship, and all income from the other use is devoted exclusively to the maintenance and development of the structure as a place of religious worship.
- e. May include living quarters for a high-ranking leader of the place of worship including a single-family detached home or rectory or parsonage on the same lot.
- f. For the purposes of this Section, "religious worship" shall mean individual or group ceremony or meditation, education or fellowship, the purpose of which is to manifest or develop reverence, homage and commitment in behalf of a religious faith.

PLAT: As defined in the Subdivision Ordinance.

PORTABLE BUILDING: A temporary building that does not have a foundation and is transportable.

PREMISES: Land together with any buildings or structures occupying it.

PRIMARY FACADE: A facade in which there is a public entrance to an occupancy in a building located in the (TC) Transit Center District. A building may have more than one primary facade. *(Ord. No. 1659, 10/02/90); (Ord. No. 3331, 10/06/09)*

PRINCIPAL BUILDING: A building or structure, the use of which is a principal use.

PRINCIPAL USE: The main or predominant use of any building, lot, or structure. Where a building has multiple tenants, such as a shopping center, the principal use shall be determined by the main or predominant use of the individual tenant or lease space. *(Ord. No. 1557, 07/11/89)*

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. ____; 05/20/25*)

PRIVATE: The exclusion of those who have not been invited.

PROFESSIONAL SERVICE: Work performed which is commonly identified as a profession, and which may be licensed by the state of Texas. A use classified as Professional or General Administrative Office or Medical Office Service.

PUBLIC: Promotion of a public cause or service, including utilities having a franchise from the City of Carrollton, but excluding other profit-making organizations.

PUBLIC BUILDING: Any building which is owned, leased, primarily used and/or primarily occupied by a school district or municipal, county, state or federal government, or any subdivision or agency of the school district, municipal, county, state, or federal government.

RADIO, TELEVISION, OR TELEPHONE RELAY TOWER: A type of communication tower or structure of skeleton framework, attached directly to the ground or to another structure, used for the transmission or reception of radio, television, microwave, or any other form of telecommunications signals.

REASONABLE VALUE: The market value that is placed on a structure by the appraisal district in which the property lies for the purpose of assessing taxes. (*Ord. No. 3826, 08/15/17*)

RECEPTACLES: A non-permanent outdoor container or bin for temporary storage of waste, garbage, recyclables or other materials. (Also see Article XXV., Section (C)(5) and XXVII, Section J). (*Ord. No. 3866, 07/10/18*)

RECREATIONAL VEHICLE: A travel trailer, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses manufactured and factory equipped for the road, it shall have a body width not exceeding eight feet and a body length not exceeding state maximums.

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".

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".

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;
- 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;
- 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 dwelling units located on the second floor or higher, in the Historic Square Sub-District of the Downtown Transit Center District. (*Ord. No. ____; 05/20/25*)

RESPIRE CARE FACILITY: An establishment that provides room, board, and care to five or more elderly or handicapped persons who are not related by blood, marriage or adoption to the owner of the establishment; and provides minor treatment under the direction or supervision of a physician licensed by the Texas State Board of Medical Examiners, or services which meet some need beyond the basic provision of food, shelter, and laundry. The maximum duration of stay for any individual shall be two weeks. Clients of a respite care facility shall not require institutionalization in a hospital; nursing or convalescent home; custodial care home; or similar specialized facility.

Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others, and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Treatment, counseling, or other services related to such rehabilitative activities shall not be provided in a respite care facility.

A respite care facility shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health and the Texas Department of Human Services. (*Ord. No. 1573, 09/05/89*)

RESTAURANT, FULL-SERVICE: As defined by the North American Industry Classification System (NAICS), 2022 edition. Sale of alcohol in restaurants shall be allowed only with a Food and Beverage Certificate, as regulated by Texas Alcohol Beverage Commission. (*Ord. No. ____; 05/20/25*)

RESTAURANT, LIMITED-SERVICE: As defined by the North American Industry Classification System (NAICS), 2022 edition. Sale of alcohol in restaurants shall be allowed only with a Food and Beverage Certificate, as regulated by Texas Alcohol Beverage Commission. (*Ord. No. ____; 05/20/25*)

RETAIL: The sale of goods directly to a consumer; engaged in, pertaining to, or relating to the sale of merchandise at the retail level; to sell by individual items or by the piece, directly to a consumer at an establishment. Retail, under this definition includes, but is not limited to furniture stores, pharmacies, electronic/appliance sales, hardware, office supplies, lawn/garden, food/grocers, health/personal care stores, jewelry, sporting goods, book sales, music or instrument sales, office supplies, and florists. For the purposes of this ordinance, uses in a residential district such as temporary garage sales, church bazaars, lemonade stands, and the like shall not be considered retail uses. Automobile, motor vehicle, travel trailers, watercraft over 20 feet in length, gas stations, and fuel dealerships are not included in this definition. Sales of merchandise for outdoor display shall be in conformance with Article XXVI., Outside Storage and Display, as amended.

RIGHT-OF-WAY LINE: A dividing line between a lot, tract, or parcel of land and the public right-of-way.

ROLL OFF DUMPSTERS: A temporary large, typically open-top, outdoor container most commonly used for storage and disposal of household trash, construction debris, or yard waste, and designed for vehicle transport of the entire container from a property for the removal of the contents. (*Ord. No. 3866, 07/10/18*)

SCHOOL, DENOMINATIONAL OR PRIVATE: A school under the sponsorship of a private agency, corporation, or religious agency, having a curriculum generally equivalent to public elementary or secondary schools, and accredited or licensed by the state of Texas; but excluding private trade or commercial schools, as herein defined. "Day care centers" and "day nurseries", as herein defined, shall not be considered schools as applicable to this definition.

SCHOOL, PUBLIC: A school under the sponsorship of a public agency providing elementary or secondary curriculum, and accredited or licensed by the state of Texas; but excluding private trade or commercial schools.

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. ____; 05/20/25*)

SEMI-NUDE: A state of dress in clothing that covers no more than the genitals, pubic region, pubic hair, and areolae of the female breasts, as well as portions of the body covered by supporting straps or devices.

SERVANTS QUARTERS: An accessory building or portion of a main building located on the same lot as the main building and used as living quarters for servants employed on the premises and not rented or otherwise used as a separate domicile nor containing kitchen facilities. Kitchen facilities may be provided in accordance with Article VII. of this ordinance. (*Ord. No. 1947, 10/19/93*)

SERVICE LINE: Any line, wire, or cable used to distribute, transmit, or deliver a utility service from a feeder or lateral line to an end user of the utility.

SETBACK: The required minimum distance between any structure and any property line of the lot upon which it is located. Setbacks shall be measured perpendicular to lot lines. (*Ord. No. 1705, 05/07/91*)

SEXUAL ENCOUNTER CENTER: A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

- a. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- b. Activities between persons when one or more of the persons is in a state of nudity or is semi-nude.

SEXUALLY ORIENTED BUSINESS: An Adult Entertainment Establishment.

SHORE LINE: The normal edge of a body of water under average conditions of rainfall.

SHORT-TERM RENTAL: A residential premise, or portion thereof, used for lodging accommodations to occupants for a period of less than thirty (30) days that is not permanently occupied by the property owners listed on the county appraisal districts records for which the property is located. *(Ord. No. 4127, 02/07/23)*

SITE: A combination of continuous lots or tracts that may or may not be owned separately, that will be developed under one unified plan, as if it were a single parcel of land.

SITE PLAN: The development plan for one or more lots or tracts upon which is shown any information required by this ordinance such that an informed decision can be made by the approving authority.

SMOKING: Engaging in an act that generates smoke or vapor for inhaling, including operating an electronic smoking device, or possessing an item for such act including, but not limited to, a lighted pipe, a lighted hookah pipe, a lighted cigar, or a lighted cigarette. *(Ord. No. 4066, 04/05/22; Ratified by Ord. 4085 06/21/22)*

SMOKING LOUNGE: An establishment that allows for the gathering of persons to smoke. This term includes, but is not limited to, a cigar lounge, hookah lounge, entertainment lounge or venue, tobacco or vapor bar, and similar establishments. *(Ord. No. 4066, 04/05/22; Ratified by Ord. 4085 06/21/22)*

SMOKING LOUNGE (ACCESSORY USE TO A FULL-SERVICE RESTAURANT ONLY): A smoking lounge which does not exceed 15% of the total floor area of the restaurant, not to exceed 1,000 square feet. *(Ord. No. 4066, 04/05/22; Ratified by Ord. 4085 06/21/22)*

SMOKE SHOP RETAILER: A retail establishment providing for the display and sale of smoking products and that is not a food establishment, as that term is defined by the Carrollton Food Establishment Requirements (CFER). *(Ord. No. 4066, 04/05/22; Ratified by Ord. 4085 06/21/22)*

SNOW CONE STAND: A temporary portable building used for selling snow cones for a limited period of time. (Also see Article XXVIII., Section E) *(Ord. No. 3439, 05/03/11)*

SPACE: A plot of ground within a mobile home or recreational vehicle park designated for the accommodation of one mobile home or one recreational vehicle, together with such open space as required by this chapter.

SPECIFIED ANATOMICAL AREA:

- a. Less than opaquely covered human genitals, pubic region or pubic hair; or
- b. Less than opaquely covered perineum, buttock, or anus; or Less than opaquely covered female breast below a point immediately above the top of the areola; or
- c. Human male genitals in a discernibly erect or turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES:

- a. Human genitals in a discernable state of sexual stimulation or arousal; or
- b. Acts or representations of human masturbation, sexual intercourse, sodomy, bestiality, excretory functions, sadism, masochism, lewd exhibition of genitals; or
- c. Fondling or other erotic touching of human genitals, pubic region or pubic hair, perineum, buttock or anus, or female breast.

SQUARE, THE: That area in Old Downtown Carrollton which is bounded by Elm Street, Main Street, Broadway, and Fourth Street. (*Ord. No. 1659, 10/02/90*)

STACKING SPACE: A paved area of not less than eight feet in width nor less than 22 feet in length, constructed in accordance with the applicable standards of the City of Carrollton. Off-street vehicle stacking spaces shall be provided in accordance with Article XXIV. of this ordinance.

STORAGE: The accumulation, stocking, or depositing of materials or items. These may include materials for the eventual use or sale in a commercial enterprise; but does not include the storing of a single automobile or truck on an individual residential lot.

STORAGE BUILDING: Any building, either pre-manufactured or constructed on-site, utilized for storage purposes, and not requiring plumbing and electrical wiring, and not used for residential purposes.

STORY: That portion of a building between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between such floor and the ceiling or roof above. A standard story shall be 12 feet between floors.

STORY, HALF: A story having an average height of not more than eight feet, covering a floor area of not more than 75 percent of the area of the floor of the first story below.

STREET: Any public thoroughfare dedicated to the public and not designated as an alley.

STREET LINE: The dividing line between the street and the abutting property.

STREET RIGHT-OF-WAY: A street, including its pavement and all the publicly owned property adjacent to it, dedicated for street purposes.

STRUCTURE: Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground; including, but not limited to, buildings, communications towers, signs and swimming pools, and excluding utility poles, parking lots, fences and retaining walls. (See BUILDING)

STRUCTURAL ALTERATIONS: Any alteration involving a change in or addition to the supporting members of a building, such as load-bearing walls, columns, beams or girders.

SUBDIVISION: The division of a parcel of land into two or more lots or tracts subsequent to April 2, 1962, for the purpose of transfer of ownership, dedication of streets, alleys, or easements, or for use for building development. A division of land for agricultural purposes into tracts of five acres or more, and not involving the construction of a new street or alley shall not be deemed a subdivision. This definition includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided. *(Ord. No. 1670, 11/20/90)*

SUBSTANTIAL, SIGNIFICANT OR PRIMARY: Over 50 percent of stock in trade, display area, or presentation time, whichever may be applicable to the nature of the establishment. Stock in trade and material shall be measured in terms of titles or objects. Items with the same title or name shall be considered as separate titles or objects.

SUBSTATION: A collection of facilities which transform electrical power from voltages suitable for transmission lines to voltages suitable for feeder lines.

TELEPHONE EXCHANGE: A facility, structure or office where telephone lines are connected to permit communication.

TEMPORARY: Used or lasting for only a limited period of time; not a permanent structure or use. For temporary on-site construction offices, administrative offices, and batching plants, temporary shall mean the period of time limited to the actual on-site construction of the structure or facility, as the case may be. For all other uses, temporary shall mean a period of time not to exceed 90 calendar days from the date of commencement of the use, and no other temporary certificate of occupancy for a temporary use may be issued for the same lot or parcel for any consecutive 6-month period measured from the date of issuance of a temporary certificate of occupancy. *(Ord. No. 4035, 10/12/21)*

THEATER: A building or portion of a building used primarily for showing motion pictures or for dramatic, musical, or live performances.

THOROUGHFARE: The street classification identified and defined in the Transportation Plan of the City of Carrollton Comprehensive Plan.

TRANSMISSION LINE: Any line, wire, or cable which distributes, transmits or delivers a utility service from a substation or generating plant to a feeder system.

TRAVEL TRAILERS: Any vehicular, portable structure designed as a temporary dwelling for travel, recreational and vacation uses, and includes folding hardtop campers transported behind a motor vehicle, mounted campers attached to and transported behind a motor vehicle; camper, converted bus, tent trailer, tent or similar device used for temporary, portable housing, or a similar type of temporary dwelling intended for short term occupancy, travel, and/or recreation.

TRUCK, HEAVY LOAD: A self-propelled vehicle having a gross vehicle weight (GVW) in excess of 7,500 pounds, including but not limited to recreational vehicles, vans, buses, tractor-trailers, and other similar vehicles.

TRUCK, LIGHT LOAD: A self-propelled vehicle having not more than two axles and having a gross vehicle weight of less than 7,500 pounds, including but not limited to pick-up trucks, vans, and other similar vehicles.

USE: The purpose or purposes, for which land or a building is occupied, maintained, arranged, designed, or intended.

USE, APPROVED: Any use that is or may be lawfully established in a particular district or districts, if it conforms to all requirements of these regulations for the district in which such use is located.

VARIANCE: Relief from or variation to the provisions of these regulations, other than the Use Regulations, as applied to a specific piece of property, as distinct from rezoning, and as further set out hereinafter in the powers and duties of the Board of Adjustment.

VENDING MACHINES: A fully enclosed, automated machine, where various goods may be purchased, either with coin, paper currency, or electronic payment card. (*Ord. No. 3439, 05/03/11*)

VENDING MACHINES (REVERSE): A machine which accepts and issues a cash refund or redeemable coupon for used metal cans, plastic, glass, paper or other redeemable materials. (*Ord. No. 3439, 05/03/11*).

WAREHOUSE/DISTRIBUTION: A use devoted to storage, warehousing, and distribution of goods, wholesale, merchandise, supplies, and equipment. Bulk stations and storage terminals for petroleum, chemicals and allied products, recyclable materials, farm products raw materials, and mini-storage warehouse are not classified as warehouse/distribution.

WATERCRAFT: Water-borne vehicles including ships, boats, hovercraft and submarines propelled by sail, act of paddle, oar, or engine.

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. _____, 05/20/25*)

WHOLESALE: The sale of commodities for the purpose of resale, as to retailers rather than to consumers directly, as opposed to retail. Of, pertaining to, or engaged in sale at the wholesale level.

YARD: An open space at grade, other than a court or plaza, between a structure and the adjacent lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward except where otherwise specifically provided in this ordinance. (*Ord. No. 1844, 11/03/92*)

YARD, FRONT: An open, unoccupied space on a lot facing a street and extending across the front of the lot between the side lot lines. (Reference Figure 5.6, Appendix A) (*Ord. No. 1844, 11/03/92*)

YARD, REAR: An open, unoccupied space extending across the rear of a lot from one side lot line to the other side lot line. (Reference Figure 5.6, Appendix A)

YARD, SIDE: An open, unoccupied space on the same lot with a building situated between the building and side line of the lot and extending through from the front yard to the required rear yard. Any lot line not the rear line or a front line shall be deemed a side line. (Reference Figure 5.6, Appendix A)

ZERO-LOT-LINE HOME: A single-family detached dwelling whereby one required side yard is removed, allowing the main structure to be placed adjacent to, and coincident with, one side lot line. (See DWELLING, SINGLE-FAMILY DETACHED; PATIO HOME)

ZONING DISTRICT: A classification applied to any certain land area within the city stipulating the limitations and requirements of land usage and development. (See DISTRICT)

ZONING MAP: The Official Zoning Map of the City of Carrollton together with all amendments thereto.