

Article 30

DEFINITIONS

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ARTICLE 30: DEFINITIONS

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SECTION 1 - INTENT

30.1 The definitions in this Article are those that apply throughout the Unified Development Code. Words or terms in this ordinance, when written in the present tense, shall be construed to also mean the future tense. Words or terms written as one item shall be construed to mean more than one of that item. The word "lot" also means "plot" or "tract".

SECTION 2 - DEFINITIONS A THROUGH Z

--- A ---

A-Weighted Sound Pressure Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read shall be designated dB(A) or dBA (*Reference Article 11, "Performance Standards"*).

Accessory Apartment: A second dwelling unit either in or added to an existing single-family dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility with provisions within the accessory apartment for cooking, eating, sanitation, and sleeping. Such a dwelling is an accessory use to the main dwelling and in addition must meet the following criteria:

- A. A minimum size of 400 square feet covering no more than 35 percent of the original unit's total floor area;
- B. A maximum of two bedrooms;
- C. Well-marked entrances to facilitate delivery of emergency and mail services;
- D. Certification of adequate water and sewer service;
- E. One parking space for each adult resident;
- F. No external evidence of the accessory apartment in the front of the structure, with the exception of an entrance;
- G. Owner occupancy of one of the units; and
- H. No more than four occupants in the accessory apartment. *[See 2-Family/Duplex uses in Article 4, Permissible Use Charts]*

Accessory Auto Parking: Means the accessory parking of cars and other passenger vehicles for an existing business or commercial entity that is within 400 feet of the accessory parking lot. All accessory parking must meet the minimum paving standard for the proposed use (*Reference Article 4, "Permissible Uses"*).

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Accessory Building: In a residential district, a subordinate building, attached or detached, and used for a purpose customarily incidental to the main structure, such as a private garage for automobile storage; toll house; bath house or greenhouse (as a hobby, but not a business), home workshop; children's playhouses;

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storage house or garden shelter, but not involving the conduct of a business, or utilized as a dwelling unit. Any barn, private stable or horse corral shall be located as required in [Article 6, "Density and Dimensional Requirements"](#) of the Unified Development Code (*Reference Article 6, "Density and Dimensional Requirements"*).

Accessory Outside Storage: Outside storage of materials, equipment, inventory or other articles, which is incidental to the legal primary use of the main building or to the primary use of the premise, and located on the same lot as the primary use. In Light Industrial or Industrial Park zoning district, such storage shall be limited to 30 percent of the footprint of all buildings on site or 15 percent of the overall lot area, whichever is greater. In all other districts in which accessory outside storage is a permitted use, such storage shall not exceed 50 percent of the entire site.

Accessory Parking: A facility that provides the required parking for an adjacent use allowed in any district.

Accessory Use: A use subordinate to and incidental to the legal primary use of the main building or to the primary use of the premise, and located on the same lot as the primary use.

Adult Arcade: Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, or mechanically controlled still or motion pictures, 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 sexual activities" or "specified anatomical areas." *[See Article 4, "Use Charts" Sexually Oriented Business, and Planned Development District 232 (PD-232)]*

Adult Bookstore or Adult Video Store: A commercial establishment which as one of its principal business purposes offers for sale or rental for any form of consideration any one or more of the following:

- A. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes or video representations which depict or describe "specified sexual activities"; or "specified anatomical areas", or
- B. Instruments, devices or paraphernalia that are designed for use in connection with "specified sexual activities." *[See Article 4, "Use Charts" Sexually Oriented Business, and Planned Development District 232 (PD-232)]*

Adult Cabaret: A nightclub, bar restaurant, or similar commercial establishment, which regularly features:

- A. 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"; or
- C. Films, motion pictures, videocassettes, slides, or other photographic reproductions that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas." *[See Article 4, "Use Charts" Sexually Oriented Business, and Planned Development District 232 (PD-232)]*

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- A. 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.
- B. Such establishment shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health, the Texas Department of Human Services and the City of Grand Prairie. For the purposes of this definition, "adult" shall mean a person of 18 years of age or older, "elderly person" shall mean a person of 65 years of age or older, and "disabled person" shall mean a person whose functioning is sufficiently impaired to require frequent medical attention, counseling, physical therapy, therapeutic or corrective equipment or another person's attendance or supervision.

Adult Day Health Care Home: An establishment that provides counseling, recreation, supervision, food, health care or physical therapy, or any combination thereof, on a daily or regular basis, to three (3) or fewer elderly or disabled persons who are not related by blood, marriage, or adoption, to the owner of the establishment. Clients of an Adult Day Health Care Home shall not require institutionalization in a hospital, nursing or convalescent home or similar specialized facility. Non-permanent overnight care is allowed as an ancillary use for clients of such a facility.

- A. 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.
- B. Such establishment shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health, the Texas Department of Human Services and the City of Grand Prairie. For the purposes of this definition, "adult" shall mean a person of 18 years of age or older, "elderly person" shall mean a person of 65 years of age or older, and "disabled person" shall mean a person whose functioning is sufficiently impaired to require frequent medical attention, counseling, physical therapy, therapeutic or corrective equipment or another person's attendance or supervision.

Adult Motel: A hotel, motel, or similar commercial establishment which:

- A. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; or
- B. Offers a sleeping room for rent for a period of time less than 10 hours; or
- C. Allows a tenant or occupant of a sleeping room to sub rent the room for a period of time that is less than 10 hours. [See Article 4, "Use Charts" Sexually Oriented Business, and Planned Development District 232 (PD-232)]

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Adult Motion Picture Theater: A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or other photographic reproductions are regularly shown which are characterized by the depiction or description or "specified sexual activities" or "specified anatomical areas." [See Article 4, "Use Charts" Sexually Oriented Business, and Planned Development District 232 (PD-232)]

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 exposure of "specified anatomical areas" or "specified sexual activities." [See Article 4, "Use Charts" Sexually Oriented Business, and Planned Development District 232 (PD-232)]

Advertising Sign: Signs whose purpose it is to attract attention to a business, product, service, activity or belief (Reference Article 9, "Sign Standards").

Advisory Committee: The City's Planning and Zoning Commission (Reference Article 22, "Fee Schedule").

After-School Day Care Program/Facility: A public school facility which, under contract between (1) either the Grand Prairie Independent School District or the Arlington Independent School District and (2) an organization such as the YMCA, United Way or Dalworth Headstart, is used for the operation of a day care program only after regular school hours on regular school days for children age 5 through 18 as determined on September 1 of each year.

Agriculture: The tilling of the soil, the raising of crops, horticulture and gardening, but not including keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, fur farms, and etc.

Agricultural Use: The use of land to produce plant or animal products, such as growing crops, raising and pasturing of livestock, or farming. It does not include the processing of plant or animal products after harvesting or the production of timber or forest products (Reference Article 8, "Landscape and Screening").

AICUZ: Air Installation Compatible Use Zone. An area that is affected by aircraft noise generated from the U.S. Naval Air Base in east Grand Prairie. ~~A complete list of compatible uses and attenuation measures is listed in the Northeast, DalView and South Central Sector Plans.~~

Air Gap: A complete physical separation between the free flowing discharge end of a potable water supply pipeline and an open or non-pressure receiving vessel (Reference Article 8, "Landscape and Screening").

Airport: A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, as well as various accommodations or support facilities for passengers.

Airport Elevation: The established elevation of the highest point on the usable landing area of an airport.

Airport Hazard: Any structure, tree or use of land, which obstructs the airspace, required for or is otherwise hazardous to the flight of aircraft in landing or taking off at an airport.

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Banner: A “special” projecting sign of flexible material that is attached to or supported by a building (*Reference Article 9, “Sign Standards”*).

Base Flood: The flood having a 1% chance of being equaled or exceeded in any given Year, commonly referred to as the 100 year event (*Reference Article 15, “Floodplain Management”*).

Base Flood Elevation: The computed elevation to which floodwater is anticipated to rise during the base flood (*Reference Article 15, “Floodplain Management”*).

Basement: A building story with more than one-half its height below average grade level. A basement shall not be counted as a story in computing building height; any area of the building having its floor sub grade (below ground level) on all sides (*Reference Article 15, “Floodplain Management”*).

Bed and Breakfast Hotel: A residential building, similar to a boarding house where overnight accommodations and one meal, usually in the morning, are provided with the cost of the room.

Benches: Signs which are painted on or attached to a bench and do not exceed the limits of the bench (*Reference Article 9, “Sign Standards”*).

Billboards: *Reference Article 9, “Sign Standards”* for definition.

Blinking: Means a form of flashing where a pattern of sudden illumination changes occur with more than two (2) on-off cycles per second (*Reference Article 9, “Sign Standards”*).

Block: One or more lots, tracts or parcels of land bounded by streets, railroads, or subdivision boundary lines, or a combination thereof further, an area of land enclosed by streets and occupied by or intended for building. Where “block” is meant as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets that intersect said street on that side (*Reference Article 12 “Platting”*).

Boat Launching Ramps: A facility consisting of a paved platform or ramp constructed on a slope extending from land into the water for the primary purpose of releasing and recovering flotation type vessels on a body of water for public and/or private use. Permitted ancillary structures that would support and are directly associated with same would include, but are not limited to parking facilities, security or guard buildings, license and/or boat inspection station, picnic and/or playground facilities, pavilions, etc. *Reference Article 4, “Permissible Uses”*.

Board: The Zoning Board of Adjustment and Appeal, as established in *Article 1 “General Provisions and Procedures”*.

Boarding House: A residence or establishment, other than a hotel or motel, that: provides services, including community meals, light housework, meal preparation, transportation, grocery shopping, money management, or laundry services to three or more elderly or disabled persons residing in the boarding house who are unrelated to the owner or proprietor of the establishment.

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A.1 furnishes, in one or more buildings, lodging to three or more persons with disabilities or elderly persons who are unrelated to the owner of the establishment by blood or marriage; and,

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A.2 provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services or assistance with self-administration of medication but does not provide personal care services to those persons.

B.1 Personal care services means assistance with meals, dressing, movement, bathing, or other personal needs or maintenance;

B.2 the administration of medication by a person licensed to administer medication or the assistance with or supervision of medication; or,

B.3 general supervision or oversight of the physical and mental well-being of a person who needs assistance to maintain a private and independent residence in an assisted living facility or who needs assistance to manage the person's personal life, regardless of whether a guardian has been appointed for the person.

C. Assistance with self-administration of medication means assisting a resident by reminding the resident to take medication, opening and removing medications from a container, placing medication in a resident's hand or in/on a clean surface such as a pill cup or a medication reminder box and reminding the resident when a prescription medication needs to be refilled.

D. Resident means a person who is residing in a boarding home facility.

E. Elderly person means a person who is 65 years of age or older.

F. Person with a disability means a person with a mental physical, or developmental disability that substantially impairs the person's ability to provide adequately for the person's care or protection, and

F.1 who is 18 years of age or older or

F.2 under 18 years of age and who has had the disabilities of dependent minority removed.

Body Art: A physical body adornment using, but not limited to, the following techniques: body piercing and tattooing. This definition does not include practices that are considered part of a medical procedure performed by licensed medical or dental personnel, such as, but not limited to Permanent Cosmetics. Such medical procedures shall not be performed in a body art establishment.

Body Piercing: The act of penetrating or puncturing of human skin by any method, for the purpose of inserting jewelry or other objects, in or through the human body. *Body Piercing* is exclusive of any medical procedure that is performed by a licensed medical or dental professional.

Boundary Property Line: The near side of any street, alley, stream, or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be interpreted as the boundary property line (Reference [Article 11, "Performance Standards"](#)).

Bounding Property Line: Reference [Article 11 "Performance Standards"](#) for definition.

Breakaway Wall: Means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing

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~~**Dependent Mobile Home:** Reference Article 7 "Special Districts", Section 4 "Mobile Home Parks/Subdivisions" for definition.~~

Depth of Lot: See "Lot Depth"

Design: The act of determining the various elements of a landscape irrigation system that will include, but not be limited to, elements such as collecting site specific information, defining the scope of the project, defining plant watering needs, selecting and laying out emission devices, locating system components, conducting hydraulics calculations, identifying any local regulatory requirements, or scheduling irrigation work at a site. Completion of the various components will result in an irrigation plan (**Reference Article 8, "Landscape and Screening"**).

Design Pressure: The pressure that is required for an emission device to operate properly. Design pressure is calculated by adding the operating pressure necessary at an emission device to the total of all pressure losses accumulated from an emission device to the water source (**Reference Article 8, "Landscape and Screening"**).

Designated Public Park Areas or Facilities: City, State, or federally named, operated, maintained and/or identified public park grounds or recreational facilities as opposed to privately held, owned or operated park facilities.

Developer: The person or organization seeking to develop or plat land (**Reference Article 12, "Platting"**).

Development: Means any manmade change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials (**Reference Article 15, "Floodplain Management"**).

Development Review Committee (DRC): The Development Review Committee is an advisory body composed of City staff members that are designated by various department heads and division managers to conduct the initial review of development applications required under the Unified Development Code (UDC). The DRC serves in an advisory capacity to the Planning and Zoning Commission, and the City Council, in determining if an application for development is in conformance with all relevant requirements of the UDC. The various city departments represented at the DRC would include, but not be limited to, the Planning Division, Engineering Division, Building Inspections, Transportation Services, Fire, Police, Environmental Services, Legal Department and Code Compliance. Representatives from local utility companies are also represented on the Development Review Committee.

Digital Billboard: Means an off-premise sign (as defined in Section 3.37 below), display or device, which changes the static message or copy by electronic means. The sign must be operated by an entity possessing an outdoor advertising license issued by the Texas Department of Transportation (TXDOT) (**Reference Article 9, "Sign Standards"**).

Dinner Theater: A theatrical entertainment facility in which the primary use involves the viewing of programmed entertainment events that include cinematic, live theatrical, dramatic, or musical performances performed on a stage and/or on a viewing screen to patrons who have purchased a ticket for the entertainment venue and who are seated at tables consuming food and beverages. A full service restaurant shall be permitted only as an accessory use to the entertainment function. The restaurant

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use, including any associated bar facility, shall only be operational and open to the public during scheduled entertainment events (*See definition of Full Service Restaurant*).

Directional Sign: Reference Article 9, "Sign Standards" for definition.

Director: This is the Director of the Planning and Development Department of the City of Grand Prairie. The Director may designate the Development Review Committee as a designee, or may chose a designated agent to act is his or her capacity.

Dissolve: Means a type of display transition between static message displays that is achieved with varying light intensity and where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message (*Reference Article 9, "Sign Standards"*).

District: One of the zoning classifications in the City for which the regulations governing the area, height or use of the land and buildings are uniform.

Double Check Valve: An assembly that is composed of two independently acting, approved check valves, including tightly closed resilient seated shutoff valves attached at each end of the assembly and fitted with properly located resilient seated test cocks. Also known as a Double Check Valve Backflow Prevention Assembly (*Reference Article 8, "Landscape and Screening"*).

Double-Frontage (Lot): A lot that has street frontage on both the front and rear of the lot, with the address assigned only on the front of the property, with the primary means of access being provided on the front (*Reference Article 12 "Platting"*).

Drip Line: A vertical line running through the outermost portion of the canopy of a tree and extending to the ground (*Reference Article 8, "Landscape and Screening"*).

Drive Entrance/Exit Signs: Directional signs relating solely to internal circulation. These signs do not have to adhere to any setback as long as they are no taller than 30 inches, are not located within any easement and are not within right-of-way. They may only be used to direct traffic in or out of the site and may bear the name of the business on-site, but may not advertise any products or services. The sign must be constructed of similar materials to the primary structure on the site or a Unified Signage Plan may be required at the discretion of the Director of Planning and Development or the Director's designee (*Reference Article 9, "Sign Standards"*).

Driving School: An establishment that trains persons to operate motorized vehicles.

Dwelling: A building or portion thereof which is arranged, occupied or intended for residential use, including facilities for food preparation, sleeping, and bathroom(s), occupied by not more than one family. (*Reference Article 7 "Special Districts", Section 4 "Mobile Home Parks/Subdivisions"*)

Dwelling - HUD-Code Manufactured Housing:

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- A. A structure, constructed on or after June 15, 1976, according to the rules of the U.S. Dept. of Housing and Urban Development, transportable in one or more sections, which in the travel mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is

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Golf Course/Country Club (Public or Private): An area of twenty-five (25) acres or more containing a golf course and clubhouse, which is available to a specific recorded membership or for a fee. Such a club may include, as adjacent facilities, a dining room, private club, swimming pool, cabanas, tennis courts, and similar service and recreational facilities for patrons.

Governmental Building: A building which is owned or operated by a city, county, state, federal government, or school district which is open for use by the general public.

Grade: The change in vertical rise divided by the change in horizontal distance, expressed as a percentage (**Reference Article 12 "Platting"**).

Greenhouse (Non-Retail or Hobby): A building whose roof and/or sides are made of glass or other transparent or translucent material and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for personal enjoyment.

Greenhouse (Retail): A building whose roof and/or sides are made of glass or other transparent approved or translucent materials, and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for subsequent sale.

Gross Site Area: Area used to calculate landscape requirements. This area is calculated as follows (**Reference Article 8, "Landscape and Screening"**):

- A. **For Undeveloped Sites:** All areas of a site, except required buffer yards.
- B. **For Developed Sites:** All areas of the expanded site, except required buffer yards and requirements of Section 8.3.1.2.

Ground/Monument Signs: A sign not wholly supported on a building, or which has the ground as its main supporting structure (other than pole signs) (**Reference Article 9, "Sign Standards"**).

Group Home: ~~A residential care facility whose staff have been trained and appropriately licensed or verified by the State of Texas to provide care for seven (7) to twelve (12) children at a time.~~

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Half-Way House (Criminal): A dwelling unit designed to provide a controlled living environment for ex-offenders who are in the process of returning to society.

Hard Surfaced: As used in this Article shall be concrete for new construction; and for existing construction shall include, but not be limited to asphalt, brick, or any other commonly accepted paving which was approved by the Chief Building Official for private property, or approved by the City Engineer for public rights-of-way (**Reference Article 10, "Parking and Loading Standards"**).

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license has been issued by the State of Texas and the City of Grand Prairie pursuant to Chapter 3 of the Code of Ordinances ([Reference Article 11, "Performance Standards"](#)).

Hospice: A facility designed to provide a caring environment for supplying the physical and emotional needs of the terminally ill.

Hospital: A health care facility which provides primary health services and medical or major surgical care to persons, primarily in patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as a integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel: Facility offering transient lodging accommodations to the general public and may provide additional services such as restaurants, meeting rooms, and recreation facilities.

Household Appliance Service and Repair Facility: An establishment which repairs radio, television, and other household appliances but not involving the repair of small gasoline engines or the use of equipment which generates noise, odor, or electrical frequencies, so as not to interfere with the use and enjoyment of adjacent property.

HUD Code Manufactured Home: See "[Dwelling - HUD Code Manufactured Home](#)"

Hydraulics: The science of dynamic and static water; the mathematical computation of determining pressure losses and pressure requirements of an irrigation system ([Reference Article 8, "Landscape and Screening"](#)).

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Identification Pylon: A permanent ground mounted sign consisting solely of a single monolithic structure used to identify a development ([Reference Article 24, "Wireless Telecommunications Facilities"](#)).

Identification Sign: [Reference Article 9 "Sign Standards"](#) for definition.

~~**Independent Mobile Home:** [Reference Article 7 "Special Districts", Section 4 "Mobile Home Parks/Subdivision"](#) for definition.~~

Illegal Sign: Signs which are erected without a permit, without property owner permission, or which are erected in a zone without meeting minimum requirements of that zone ([Reference Article 9, "Sign Standards"](#)).

Illuminated Sign: Directly lighted by any artificial light source, internal or external ([Reference Article 9, "Sign Standards"](#)).

Immediate: Means a type of display transition that is achieved by the instantaneous changing from one message, content and/or image to another ([Reference Article 9, "Sign Standards"](#)).

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Metes and Bounds: A method of describing the boundaries of real property by directions and distances from a known point of reference.

Mini - 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. One caretaker/security quarters shall be permitted in association with a mini-warehouse use.

Minor Automotive Repair: Means a maintenance, repair or replacement procedure, which may include, but not be limited to, the repair or replacement of the following mechanical components (**Reference Article 4, "Permissible Uses"**):

Alternator	Change of oil and filter
Generator	Fan belt or hoses
Starter	Lamp replacement
Water pump	Repair of flat tires
Battery	Lubrication
Minor tune-up ¹	Brakes or other minor part thereof

¹ A minor tune up would consist of distributor cap, rotor and spark plug replacement.

Minor Emergency Clinic: A health care facility, which provides diagnoses and treatment for victims of accidents, emergencies or minor illness, but where the patient is not usually kept overnight. These facilities are usually smaller than 2500 square feet.

Mobile Home Park: **Reference Article 7 "Special Districts", Section 4 "Mobile Home Parks/Subdivision" for definition.**

Mobile Home Subdivision: **Reference Article 7 "Special Districts", Section 4 "Mobile Home Parks/Subdivision" for definition.**

Mobile Home: Mobile homes are defined as structures constructed before June 15, 1976 that meet specific standards of size and construction. Texas state law allows the prohibition of new locations of "mobile homes" within the City limits. A Mobile Home is transportable in one or more sections and in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on-site it is 320 or more square feet and built on a permanent chassis, designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems (**Reference Article 7 "Special Districts," & Article 26, "Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations"**).

Modular/Industrialized Home: A modular or "industrialized" home is constructed in facilities licensed and inspected by the Texas Department of Licensing and Regulation and erected on a permanent foundation system. Under Texas law, this type of home must be allowed to locate wherever conventional, "stick-built" homes are allowed. These homes must be produced in a facility that is licensed by the Texas Department of Licensing and Regulation (**Reference Article 26, "Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations"**).

Monastery/Convent: A building or group of buildings designed to provide group housing for persons under religious vows or orders.

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Rear of a Lot: The rear of a lot as herein specified shall be that portion of a lot located to the rear of a line erected from the midpoint on one lot line to the midpoint on the opposite lot line. The area forward of the line erected between the two midpoints on the side lot lines shall be referred to as the "Front of the lot."

Reclaimed Water: Domestic or municipal wastewater which has been treated to a quality suitable for beneficial use, such as landscape irrigation ([Reference Article 8, "Landscape and Screening"](#)).

Records of Landscape Irrigation Activities: The irrigation plans, contracts, warranty information, invoices, copies of permits, and other documents that relate to the installation, maintenance, alteration, repair, or service of a landscape irrigation system ([Reference Article 8, "Landscape and Screening"](#)).

Recreational Club: A private facility or club with restricted memberships, usually of less area than a country club, and/or similar recreational facilities, none of which are available to the general public. This does include facilities and amenities associated with multi-family development and for the use of their residents. It does include indoor and outdoor recreational activities.

Recreational Vehicle: As referenced in the Unified Development Code refers to a vehicle that has been altered to contain sleeping quarters for temporary occupation. Specifically that would include a vehicle which is: a) built on a single chassis; b) 400 square feet or less when measured at the largest horizontal projections; c) self-propelled or permanently tow able by motor vehicle; d) designed primarily not for use as permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use; and e) required by Texas law to have a valid vehicle registration when traveling upon public streets. "Recreational vehicle" shall not include a manufactured home ([Reference Article 15, "Floodplain Management"](#); [Article 26, "Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations"](#)).

Recreational Vehicle Park: A unified development on a tract of land under common ownership designed primarily for transient service, on which recreational vehicles of the general public are parked or situated ([Reference Article 26, "Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations"](#)).

Recorded Plat: The legal document representing a lot of subdivision that is filed for record, upon approval by the City at the office of the appropriate County Clerk ([Reference Article 12 "Platting"](#)).

Rectory Parsonage: A dwelling unit provided by a church to be occupied by the priest, pastor, rabbi and his/her family. If located on the same lot as place of worship, may be construed as an accessory use.

Reduced Pressure Principle Backflow Prevention Assembly: An assembly containing two independently acting approved check valves together with a hydraulically operating mechanically independent pressure differential relief valve located between the two check valves and below the first check valve ([Reference Article 8, "Landscape and Screening"](#)).

Registered Group Home: Refers to a facility licensed with the State of Texas and includes facilities that are referenced as group homes, community homes, assisted living facilities or residential treatment facilities as defined in the Texas Human Resources Code, Section 42.002, or the Texas Health and Safety Code, Chapters 123, 247 and 248.

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Under the Americans with Disabilities Act (ADA), Fair Housing Act (FHA) and Fair Housing Amendments Act (FHAA), municipalities have a legal obligation to allow registered family homes in residential zoning districts. Such Acts are intended to provide individuals with handicaps protections from discrimination that has the effect of making housing unavailable to people with disabilities, or segregates them in the community, is considered to be discriminatory.” [H.R. Rep. No. 711, 100th Congress, 2nd Session (1998)].

Moreover, “discrimination” includes a refusal to make reasonable accommodations in rules, policies, practices, and services when such accommodations are necessary to afford elderly or handicapped persons an opportunity to use and enjoy a dwelling.

Refer to the Grand Prairie Code of Ordinances

Regulatory Flood: Means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height (**Reference Article 15, “Floodplain Management”**).

Regulatory Zone: The area within the Trinity River Corridor as defined by the current City approved 100-year floodplain based upon fully developed conditions (**Reference Article 15, “Floodplain Management”**).

Replacement Tree: A tree that is selected and planted in accordance with Article 8, “Landscape and Screening,” of the Unified Development Code (**Reference Article 8, “Landscape and Screening”**).

Replat: A legal document that reconfigures property that has been platted and filed (**Reference Article 12 “Platting”**).

Residence: See “**Dwelling**”

Residence Home for the Aged: See “**Home for the Aged**”

Residential Development: Means the active construction of any new residential homebuilding business to include single family detached, townhouse, condominium, all of the above mentioned while in some form of active development (**Reference Article 9, “Sign Standards”**).

Residential District: Single Family Estate Dwelling District (SF-E), Single Family One-Revised Dwelling District (SF-1-R), Single Family One Dwelling District (SF-1), Single Family Two Dwelling District (SF-2), Single Family Three Dwelling District (SF-3), Single Family Four Dwelling District (SF-4), Single Family Attached Dwelling District (SF-A), Single Family Townhouse Dwelling District (SF-TH), Single Family Zero Lot Line Dwelling District (SF-ZZL), Two Family Dwelling District (2F), Multiple Family One Dwelling District (MF-1), Multiple Family Two Dwelling District (MF-2), and Multiple Family Three Dwelling District (MF-3) as defined in the Grand Prairie Unified Development Code.

Residential Property: Property located within a single family, duplex, or multi-family zoning district or within a planned development zoning district (or identifiable portion of such a district) limited to residential use (**Reference Article 22, “Fee Schedule”**).

Residential Use: Single Family Estate Dwelling District (SF-E), Single Family One-Revised Dwelling District (SF-1-R), Single Family One Dwelling District (SF-1), Single Family Two Dwelling District (SF-2), Single Family

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Service Repair Order: Means a service ticket or repair order signed by the owner of a vehicle authorizing a repair facility to repair, estimate, or service and automotive vehicle which has been dated within the past ninety (90) days (**Reference Article 4, "Permissible Uses"**).

Service Unit: In the case of water and wastewater facilities, the service unit shall be five-eighths inch (5/8") water meter equivalents, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development, as more particularly described in the Capital Improvements Plan (**Reference Article 22, "Fee Schedule"**).

Setbacks (Wind Turbine Towers): All stand-alone wind turbine towers as well as guys and guy anchors shall be located within the buildable area of the lot and not within the front, rear or side yard building setbacks (**Reference Article 4, "Permissible Uses"**).

Sewer Service Line: A line extending from the main sewer line to the building connection (**Reference Article 12 "Platting"**).

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 male and female persons and/or person of the same sex when one or more of the persons is in a state of nudity or partial nudity. [**See Article 4, "Use Charts" Sexually Oriented Business, and Planned Development District 232 (PD-232)**]

Sexually Oriented Business: An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center, or other business primarily relying on sexual material for income.

Shared Parking: **Reference Article 10 "Parking and Loading"** for definition.

Ship Chandlery's Store: A retail facility located on land or on water specializing in the sale of supplies and equipment for boats, yachts, and other water-oriented vessels. Such supplies and equipment shall include, but not be limited to items such as sails, rope, flotation devices and other personal safety equipment, oars, marine radios, flashlights, flags or pennants, batteries, skiing and diving supplies and equipment, and similar boating-oriented items, not including the sale of fuel.

Sidewalk: A pedestrian walkway (**Reference Article 12 "Platting"**).

Sign: A name, identification, description, display or illustration that is affixed to, or represented directly or indirectly upon a building, structure, or parcel of land that directs attention to an object, product, place, activity, institution or business. For standards of types, see **Article 9, "Sign Standards"** (**Reference Article 9, "Sign Standards"**).

Sign Area/Face: Total possible display area of a sign, excluding open spaces or supports, unless they are designed to attract attention (**Reference Article 9, "Sign Standards"**).

Sign Characteristics: **Reference Article 9 "Sign Standards"** for definition.

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