

ARTICLE 3: ZONING DISTRICTS AND MAP

SECTION 2 - STATEMENT OF PURPOSE AND INTENT FOR RESIDENTIAL DISTRICTS

- 3.2.1 **Single Family Attached Residential District (SF-A):** The Single Family Attached Residential District (SF-A) is intended to be comprised of single family attached dwellings that are a minimum of 1,150 to 1,299 square feet for no more than 30% of all residential units, and 1,300 square feet for at least 70% of all residential units, on a minimum lot size of 1,680 to 3,299 square feet for no more than 30% of all residential lots, and 3,300 square feet for at least 70% of all residential lots together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is suitable for the style of structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the units. This is the only wall to be attached to another structure. The District should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials. Single-family attached development should be considered a medium density use. Amenity and design standards specified in [Appendix W, Section 2](#) ~~Article 11, Section 14~~ of this code shall be applied to this district. The Single Family-Attached Residential District (SF-A) is suitable for duplex-style residential structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the two dwelling units. The Single Family-Attached Residential District (SF-A) recognizes the difference between single-family detached and single-family attached dwelling units, and has adjusted the area requirements accordingly.
- 3.2.2 **Single Family-Townhouse Residential District (SF-T):** The Single Family-Townhouse (SF-T) Residential District recognizes the difference between detached and attached single-family dwelling units and has adjusted the area requirements accordingly. The District is intended to be comprised of medium density single-family attached dwellings that are a minimum of 1,150 to 1,299 square feet for no more than 30% of all residential units, and 1,300 square feet for at least 70% of all residential units, on a minimum lot size of 1,680 to 3,299 square feet for no more than 30% of all residential lots, and 3,300 square feet for at least 70% of all residential lots, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is suitable for the style of structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the units. The District should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting the direct access of the development to minor and principal arterials. Amenity and design standards specified in [Appendix W, Section 3.IV](#) ~~Article 11, Section 14~~ of this code shall be applied to this district.

- 3.2.3 **Multi Family-One Residential District (MF-1):** The Multi-Family-One Residential District (MF-1) is intended to allow for relatively low-density 12 units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located in areas where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit size is **600 square feet** ~~sizes are 690 square feet for 1 bedroom, 980 square feet for 2 bedroom, and 1100 square feet for 3 bedroom~~ plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 12,000 square feet. Total number of one-bedroom units shall not exceed more than **60%** ~~50%~~ of all units in a complex. Such uses should be located in transitional type areas, between lower density single-family residential uses and higher density multi-family residential uses, and should be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or pollution and/or environmental hazards. Multi-family developments should provide basic amenity features prescribed in **Appendix W, Section 3.II Article 11.13.**
- 3.2.4 **Multi Family-Two Residential District (MF-2):** The Multi Family-Two Residential District (MF-2) is established to allow for moderate density of 16 units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit **600 square feet** ~~sizes are 690 square feet for 1 bedroom, 980 square feet for 2 bedroom, and 1100 square feet for 3 bedroom~~ plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 12,000 square feet. Total number of one-bedroom units shall not exceed more than **60%** ~~50%~~ of all units in a complex. Abundant open spaces, relatively low traffic generation, and appropriate recreation amenities should characterize such areas. These uses should be located in transitional type areas between lower density single-family residential uses and higher density multifamily residential uses, and should be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or from pollution and/or environmental hazards. Multi-family developments should provide basic amenity features prescribed by **Appendix W, Section 3.II Article 11.13.**
- 3.2.5 **Multi Family-Three Residential District (MF-3):** The Multi Family-Three Residential District MF-3) is established to allow for relatively high density of **26** ~~24~~ units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit **600 square feet** ~~sizes are 690 square feet for 1 bedroom, 980 square feet for 2 bedroom, and 1100 square feet for 3 bedroom~~ plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 12,000 square feet. Total number of one-bedroom units shall not exceed more than **60%** ~~50%~~ of all units in a complex. Consolidated open spaces, relatively low traffic generation, and a wide range of recreational amenities should characterize such uses. These uses should be located in areas not suitable for lower density residential uses and be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials

capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or from pollution and/o environmental hazards. Multi-family developments should provide basic amenity features prescribed by [Appendix W, Section 3.11 Article 11.13](#).

ARTICLE 3: PERMISSIBLE USES

SECTION 14 – USE CHARTS

FAMILY LIVING RESIDENTIAL	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
SF-DETACHED	NA	X	X	X	X	X	X	X	X ₁	X ₁	X ₁					X												
SF-ZERO LOT LINE	NA								X								X	X										
SF-ATTACHED	NA								X	X	X	X	X	X	X		X	X										
SF-TOWNHOUSE	NA								X	X	X	X	X	X	X		X	X										
SF-MODULAR HOME	NA	X	X	X	X	X	X	X	X	X	X	X					X											
SF-MANUFACTURED (MOBILE) HOME	NA															X ₂												
2-FAMILY / DUPLEX	NA								X	X	X	X	X	X	X		X											
3 & 4 FAMILY	NA								X			X	X	X	X		X								X			
MF- APARTMENTS	NA												X	X	X		X	X							X			
MIXED RETAIL & RESIDENTIAL	NA																X ₃	X ₃							X ₃			
GARAGE CONVERT. (W/ REPLACEMENT)	NA	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄	X ₄						X	X										
ACCESSORY BLDG / STRUCTURE	NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
HOME OCCUPATION	000130	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X										
B & B HOTEL	721191	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X			X	X	X	X	X	X	X	X

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Chart Notes:

- ¹: Must be constructed to a Single Family-Five (SF-5) standard.
- ²: Allowed on a minimum 20 acre site with SUP approval per Article 26, Section 9.1.
- ³: Refer to [Article 3, Sections 2.15 & 2.16](#).
- ⁴: A new garage must be constructed if the existing garage is converted to a living space.
- ⁵: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
- ⁶: Specific Use Permit is required when located within 900 feet of a similar use.
- ⁷: Refer to [Article 4, Section 11.2](#)
- ⁸: Specific Use Permit is required when located less than 2500 feet of another group living residential use,

Chart Symbols:

- X: Permitted Use
PD: Planned Development District
*: Site Plan Required
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)
- ** : Must Comply With All Local and State Regulations

GROUP LIVING RESIDENTIAL ⁸	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
BOARDING HOUSE ⁸	N/A	X	X	X	X	X	X	X	X	X	X					X	X	X										
ROOMING HOUSE ⁸	721310											X	X	X	X		X	X										
ASSISTED LIVING FACILITY (No Personal Care) ⁸	623110	X	X	X	X	X	X	X	X	X	X	X				X	X	X										
REGISTERED GROUP HOME ⁸	623110	X	X	X	X	X	X	X	X	X	X	X				X	X	X										
TEMP. EMERGENCY SHELTER / HOME	624221					S	S	S					S	S	S												X	X
MONASTARY/ CONVENT ⁸	813110												X	X	X		X	X										
DRUG/ALCOHOL CARE HOME *	623220	S	S	S	S	S	S	S																				
PSYCH. CARE HOME	623210	S	S	S	S	S	S	S								S												
OTHER RESIDENTIAL CARE FACILITIES ⁸	623990	X	X	X	X	X	X	X	X	X	X	X				X	X	X										

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8: Specific Use Permit is required when located less than 2500 feet of another group living residential use.

RECREATION & CULTURAL USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
RV PARK	721211																						S			S	S	S
PERFORMING ARTS	611610																	X		X	X	X	X	X	X	X	X	X
KARATE	713990																	X		X	X	X	X	X	X	X	X	X
COMMUNITY FOOD SERVICES	624210																	X	X	X	X	X	X	X	X	X	X	X
FRATERNAL ORGANIZATION	813410																		X	X	X	X	X	X				
CIVIC CLUB	813410															X	X	X	X	X	X	X	X	X	X	X	X	X
PHILANTHROPIC ORGANIZATION	813319	S	S	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X	X	X	X	X	X	
CHURCH/ RELIGIOUS ACTIVITY	813110	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ARTIST STUDIO	711510																X	X		X	X	X	X	X	X	X	X	X
RACETRACK	711212																										X	X

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GENERAL EDUCATION, HEALTH & INSTITUTIONAL	NAICS CODE	SE-F	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SE-ZLL	SE-A	2F	TH	ME-1	ME-2	ME-3	AG/ OPEN	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI					
VOCATIONAL SCHOOL (NON-AUTO/MECHANICAL)	611513	See "AUTOMOTIVE AND TRANSPORT" chart below for other Vocational uses.																		X	X	X	X	X	X	X	X	X	X	X	X	X	X
ADULT DAY CARE CENTER	623990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S					
ADULT DAY CARE HOME	623990	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X					
ADULT DAY HEALTH CARE CENTER	623990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S					
ADULT DAY HEALTH CARE HOME	623990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S					
SOCIAL SERVICES	624190																	X	X	X	X	X	X	X	X	X	X	X					
PAROLE / PROBATION OFFICE	922150																		S		S	S	S	S		S	S						
CHILD DAY CARE	624410	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					
CEMETERY / MAUSOLEUM	812200	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S	S	S	S					
CREMATORIUM	812220																					S	S	S	S	S	S	X					
FUNERAL HOME	812210																	X			X		X		X	X	X						
VETERINARY CLINIC (DOMESTICATED PETS – NO KENNELS)	541940	See "AGRICULTURE" chart below for Kennel uses.																X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
OUTPATIENT CARE CLINIC / CENTER	6214																	X	X	S	X	S	X	X	X	X	X	X					
EMERGENCY CARE CLINIC	621493																	X	X	S	X	S	X	X	X	X	X	X					
MEDICAL AND DENTAL OFFICES	621111																X	X	X	X	X	X	X	X	X	X	X	X					
HOSPITAL	622110															S	X	X			X	X	X	X	X	S	S						
COLLEGE / UNIV.	514120												X	X	X		X	X	X	X	X	X	X	X	X	X	X	X					
PSYCH. HOSPITAL	622210															S										S	S						
(K-12)	611110	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X					
LIBRARY	514120	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X					
HOSPICE *	623110												X	X	X		X	X	S	S	S	S			X								
SKILLED NURSING FACILITY	623110												X	X	X		X	X	S	S	S	S			X		X						
ORPHANAGE	623990												X	X	X		X	X															
HALFWAY HOUSE	NA																									S	S	S					

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PUBLIC UTILITY USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
EMS	621910	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
PHONE EXCHANGE	513330	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X			X	X	X	X	X	X	X	X	X	X
ELECTRICITY GEN. PLANT *	221111															S											X	
ELEC. / LINE SUBSTATION *	221121	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X
GAS COMPRESSOR STATION (See Section 4.10)	221210	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X ₅₆	X ₅₆	X ₅₆
UTILITY LINE	221122	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
UTILITY SHOP *	221121															X			X	X	X	X	X	X	X	X	X	X
WATER SUPPLY FACILITY *	221310	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X			X	X	X	X	X	X	X	X	X	X
WASTE WATER * TREAT. PLANT	221320															S											S	S
SEWAGE STATION	221320	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
POLICE STATION *	922120	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
JAIL *	922120																								S	S	S	S
FIRE STATION *	922160	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
PRISON *	922140															S												S
PETRO OR GAS GATHERING / DISTRIBUTION	486210	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
RECYCLING TRANS. STATION	562119																									S	S	X
WIND TURBINES (GROUND MOUNTED)	333611	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
WIND TURBINES (ROOF MOUNTED)	333611																									S	S	S

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GOVERNMENT, OFFICES & BUSINESS	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-Z11	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
POST OFFICE	491110	S	S	S	S	S	S	S	S	S	X		X	X	X		X	X	X	X	X	X	X	X	X	X	X	X
BANK	522110																	X	X	X	X	X	X	X	X	X	X	X
BANK DRIVE THRU	522130																	X	X	X	X	X	X	X	X	X	X	X
CREDIT UNION	522130																	X	X	X	X	X	X	X	X	X	X	X
CHECK CASHING, PAY CHECK AND CAR TITLE LOANS	522390																				S ₇		S ₇			S ₇	S ₇	
SAVINGS & LOAN	522120																	X	X	X	X	X	X	X	X	X	X	X
ATM	334119												X	X	X			X	X	X	X	X	X	X	X	X	X	X
BAIL BOND	812990																									S	S	S
CORRECTIONAL FACILITIES	NA																									S	S	S
INSURANCE	524210																	X	X	X	X	X	X	X	X	X	X	X
REAL ESTATE	531210																	X	X	X	X	X	X	X	X	X	X	X
CREDIT AGENCY	561450																	X	X	X	X	X	X	X	X	X	X	X
BROKER	523120																	X	X	X	X	X	X	X	X	X	X	X
COUNSELING	621111																	X	X	X	X	X	X	X	X	X	X	X
LEGAL SERVICES	541110																	X	X	X	X	X	X	X	X	X	X	X
MISCELLANEOUS OFFICES	561110																	X	X	X	X	X	X	X	X	X	X	X

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RETAIL AND COMMERCIAL USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
(ALCOHOL) PACKAGED BEER & WINE SALES FOR OFF PREMISE CONSUMPTION (See Section 4.8.6)	445310																				X	X	X	X	X	X	X	X
ALCOHOLIC BEVERAGE DISTRIBUTION	422820																					X				X	X	X
ANTIQUES	453310																	X				X	X	X	X	X	X	X
APPAREL MFG.	315212																	X						X		X	X	X
APPLIANCE REPAIR	443111																	X				X	X	X	X	X	X	X
ART DEALER	453920																X	X				X	X	X	X	X	X	X
AUCTION (NON AUTO)	453998																					X	X	X	X	X	X	X
BAIT / TACKLE	451110																				S		X	S		X	X	X
BAKERY (RETAIL)	722213																X	X				X	X	X	X	X	X	X
BAKERY WHOLESALE	422490																						X		X	X	X	X
CONVENIENCE STORE W/ GAS	447110																			S	S	S	S	S	S	S	S	S
GROOMING & HYGIENE SALON	812112																X	X			X	X	X	X	X	X	X	X
DRUG STORE	446110																X	X			X	X	X	X	X	X	X	X
EXTERMINATOR SERVICE	561710																				X	X	X	X	X	X	X	X
EXTERMINATOR (STORAGE)	561710																						S			S	S	S
FARM PRODUCTS FOOD/ WHOLESALE	422480																					X		X		X	X	X
FIREWOOD WHOLESALE	421990																										X	X
FLEA MARKET (OUTDOORS)	453310																									S	S	S
FLORIST	453110																X	X			X	X	X	X	X	X	X	
FURNITURE STORE (NEW)	442110																X	X			X	X	X	X	X	X	X	X
GARDEN CENTER (INSIDE STORAGE)	444220																X	X			X	X	X	X	X	X	X	X
GRAVESTONE SALES	453998																						X			X	X	X
GROCERY STORE	445110																X	X			X	X	X	X	X	X	X	X
HANDICRAFT STORE	451120																X	X			X	X	X	X	X	X	X	
HARDWARE STORE	444130																					X	X	X	X	X	X	X
HEAVY MACHINE SALES (OUTSIDE)	421810																						S			X	X	X

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HEAVY MACHINE SALES (INSIDE)	421810																						X			X	X	X
HOTEL / MOTEL *	721110																	X			X ₅₆	X ₅₆	X ₅₆	X ₅₆	X ₅₆	X ₅₆	X ₅₆	
KIOSK (SERVICE)	812990																			X	X	X	X	X	X	X	X	
LAUNDRY / DC (< 3000 SF)	812320																			X	X	X	X	X	X	X	X	
LAUNDRY / DC (> 3000 SF)	812230																						X			X	X	
LAUNDRY DROP OFF / PICK- UP	812230																		X	X	X	X	X	X	X	X	X	
LAUNDRY (SELF SERVE)	812310																		S	S	S	S	X	X	S	X	X	
LAWN MOWER SALES / REPAIR	444210																				X	X	X	X	S	X	X	
LIVESTOCK (WHOLESALE)	422590																									S	X	
LOCKSMITH	561622																			X	X	X	X	X	X	X	X	
LUMBER SALES (WHOLESALE)	421310																									X	X	
MAJOR (INDOOR) APPLIANCE	443111																	X			X	X	X	X	X	X	X	
MINI – STORAGE *	493220																				S	S	S	S			S	
MOBILE HOME DEALER	453930																	X					S			X	X	
NEEDLE WORK SHOP	451130																			X	X	X	X	X	X	X	X	
PAPER PRODUCTS (WHOLESALE)	322299																	X					X		X	X	X	
PAWN SHOP	522298																										X	
PIERCING SALON (ACCESSORY USE; See Section 4.7.1)	812199																									S	S	
PET SHOP	453910																	X			X	X	X	X	X	X	X	
PHOTOCOPY / DUPLICATING	561439																	X		X	X	X	X	X	X	X	X	
PHOTO STUDIO	541921																			X	X	X	X	X	X	X	X	
PLANT NURSERY	111421																				X		X	X	X	X	X	
PORTABLE BLDG.	332311																										S	
PORTABLE (CHEMICAL TOILET)	562991																										S	
PRIVATE CLUB (W/ ALCOHOL)	722410												S	S	S			S	S	S	S	S	S	S	S	S	S	

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RESTAURANT	721110																X	X	X	X	X	X	X	X	X	X	X	
RESTAURANT (W/ EQUAL TO OR EXCEEDING 75% ALCOHOL SALES) (See Section 4.8.6)	721110																	S	S				S	S	S	S	S	
RESTAURANT (W/ ALCOHOL SALES NO ENTERTAINMENT) (See Section 4.8.6)	721110																	X	X	S	X	X	X	X	X	X	X	
RESTAURANT (W/ ALCOHOL SALES INCLUDING ENTERTAINMENT) (See Section 4.8.6)	721110																	S	S	S	S	S	S	S	S	S	S	
DRIVE THROUGH /IN RETAIL SALES **	722200																				S	S	S	S	S	S	S	
DRIVE THROUGH / IN RESTAURANT **	722211																				X ₅	X ₅	X ₅	X ₅	X ₅	X ₅	X ₅	
KIOSK RESTAURANT	722211																	X		X	X	X	X	X	X	X	S	
LG. RETAIL (W/ GAS SALES)	447110																				S	S	S	S	S	S	S	
REVERSE VENDING MACHINE	454210																				X		X			X	X	X
RESIDENTIAL WASTE RECYCLING RECEPTACLE	421930																				S	S	S	S		S	S	S
SECURITY LIVING QTRS. AT BUSINESS	561612																		S	S	S	S	S	S		S	S	S
SHOE REPAIR	811430																	X		X	X	X	X	X	X	X	X	X
TAILOR SHOP	811490																	X		X	X	X	X	X	X	X	X	X
TATTOO PARLOR (PERMANENT COSMETICS AS AN ACCESSORY USE; See Section 4.7.1)	812199																									S	S	S
TOOL RENTAL (INDOOR)	444130																						X		X	X	X	
TOOL RENTAL (OUTDOORS)	532210																									X	X	X
TRAVEL AGENCY	561510																	X	X	X	X	X	X	X	X	X	X	X
UPHOLSTERY SHOP	451130																				X		X	X	X	X	X	X
VARIETY STORE	452990																	X			X	X	X	X	X	X	X	X
WAREHOUSE (INDOORS)	493110																						X			X	X	X
WAREHOUSE W/ (OUTSIDE STORAGE)	493110																									X ₅	X ₅	X
WINERY	312130															X							X				X	X

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ACCESSORY AUTO PARKING	812930	S	S	S	S	S	S	S	S	S									S	S	S	S	S	S	X	X	X	X
AIRCRAFT REPAIR	488190																								X	X	X	
AIR / HELIPORT	488190															X			S				S	S		X	X	X
AUTO ACCESSORIES SALES & INSTALLATION	441310																						S			X	X	X
AUTO AUCTION	421110																										S	S
AUTO BODY SHOP	811111																						S			S	S	S
AUTO BODY & PAINT SHOP	811121																						S			S	S	S
AUTO DEALER (FRANCHISE NEW ONLY)	441110																				S				S	X	X	X
AUTO DEALER (FRANCHISE NEW / USED)	441110																				S		S	S		X	X	X
AUTO DEALER RETAIL (FRANCHISE USED)	441120																				S		X	X		X	X	X
AUTO DRIVING SCHOOL	611692																					X	X	X	X	X	X	X
AUTO EXPORTER (USED)	483000																									S	S	S
AUTO SALES RETAIL (USED)	441120																						S			S	S	S
AUTO SHIPPER (USED)	611692																									S	S	S
AUTO GLASS (REPAIR & TINT)	811122																					S	X	S	S	X	X	X
AUTO IMPOUND (PUBLIC / PRIVATE)	493190																									S	S	S
AUTO INTERIOR SHOP	811121																						S			X	X	X
AUTO PAINT SHOP	811121																						S			S	S	S
AUTO PARTS (NEW / WHEELS)	421120																				S		X	X	X	X	X	X
AUTO/TRUCK RENTAL (NO CHAUFFER)	532111																						S			X	X	X
AUTO REPAIR (ASSOC. USE)	811111																				X	X	X	X	X	X	X	X
AUTO SALES (WHOLESALE)	421110																						S	S		X	X	X
AUTO SALVAGE YARD	493190																											S
AUTO TIRE REPAIR	811198																						S			X	X	X

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AUTO TIRE SALES & INSTALLATION (INDOOR DISPLAYS)	441320																				S	S	S	S	S	X	X	X
AUTO TIRE SALES & INSTALLATION (OUTDOOR DISPLAYS)	441320																				S	S	S	S	S	S	S	S
AUTO WRECKER SERVICE	488410																						S			S	S	S
AUTO WRECKER SERVICE / SERVICE STATION	447190																				S		S	S		X	X	X
AUTOMOTIVE RE-BUILDER	330000																									S	S	S
BICYCLE SALES/REP.	451110																				X	X	X	X	X	X	X	X
BOAT DEALER (SALES ONLY)	441222																				S		X	X		X	X	X
BOAT REPAIR / STORAGE	811490																						S			X	X	X
BUS CHARTER	485510																						X		X	X	X	X
CAR DETAILING																					S		S	S	S	X	X	X
CAR WASH SELF SERVE	811192																				S	S	S	S		S	S	S
CAR WASH COMMERCIAL / DETAIL	811192																						S			X	X	X
COMMERCIAL AUTO PARKING	812930																		S		S	S	X	X	X	X	X	X
COMMERCIAL PARKING (TRUCK / HEAVY EQUIPMENT)	812930																									X ₅	X ₅	X ₅
ENGINE/MAJOR COMPONENT REPLACEMENT	811111																									S	S	X
GENERAL AUTO REPAIR	811111																				S		S	S	S	X	X	X
HEAVY EQUIPMENT PARKING OR STORAGE	530000																									S	S	X

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INOPERABLE VEHICLE HOLDING YARD	493190																										S	S
LIMO SERVICE	485221																						S		X	X	X	
MAJOR AUTO REPAIRS	811111																									S	S	X
MINOR AUTO REPAIRS	811111																				S		X	S		X	X	X
MOTORCYCLE DEALER	441221																				S		X	X		X	X	X
MOTORCYCLE REPAIR	811490																						S	S		X	X	X
MOTORCYCLE SALES	441221																				X		X	X		X	X	X
PASSENGER TERMINAL	485112																						X		X	X	X	X
PRIVATE FUEL DISPENSING	336312																									X		X
QUICK LUBE & TUNE (OIL CHANGE)	811191																				S		S	S	S	X	X	X
RR FREIGHT DEPOT	482210																						X			X	X	X
RR ROW	482111	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
REC. VEHICLE PARKING	812903																									X	X	X
REC. VEHICLE SALES	441210																				S		X	X		X	X	X
SPECIALTY AUTO REPAIR	811118 -211																				S		X	S		X	X	X
STATE VEHICLE INSPECTION	811198																				X		X	X	S	X	X	X
TAXI STAND	485310																				S	S	S	S	X	S	S	S
TRANSFER & STORAGE TERM.	484110																						X ₅		S ₅	X ₅	X ₅	X ₅
VOCATIONAL SCHOOL (AUTO/MECHANICAL)	611513																				S		S			X ₅	X ₅	X ₅

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TRANSIT MAINTENANCE EQUIPMENT FACILITY	488490																						X _S			X _S	X _S	X _S
TRUCK & HEAVY EQUIPMENT REPAIR	423000 523000																									X _S	X _S	X _S
TRUCK STOP WITH GAS SALES	447190																						S			X _S	X _S	X _S
RV SALES WITH REPAIR (INDOORS)	441210																						S			X _S	X _S	X _S
USED AUTO PARTS SALES	441310																						S			X	X	X
VEHICLE MAINTENANCE (PRIVATE)	811111																						S			X	X	X
VEHICLE WASH (PRIVATE)	811192																						X			X	X	X

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AIRCRAFT MFG.	336411																										X	X
ALCOHOL **	312120																						X	X	X	X	X	X
BEVERAGE MFG.	312140																											
ALCOHOL **	312120																						S	S		S	S	S
BEVERAGE MFG. (WITH TASTING ROOM)	312140																											
ALCOHOL WHOLESALERS **	424810																						X	X	X	X	X	X
424820																												
(ALCOHOL) **	312120																				X	X	X		X			
BREW PUB (See Section 11.12.1)	312140																											
APPAREL MFG.	315999																						S			X	X	X
ASPHALTIC MATERIALS MFG.	324110																										S	S
CONC. BATCH PLANT (PERMANENT)	327320																										S	S
CONCRETE BATCH PLANT (TEMPORARY)	327320	REQUIRES APPROVAL BY THE CITY COUNCIL																										
NON HAZARDOUS CHEMICALS MFG.	422690																										X	X
CONTRACTOR OFFICE / SALES (INSIDE)	811310																						X	X	X	X	X	X
CONTRACTOR SHOP / OUTSIDE STORAGE	811310																						S			X ₅	X ₅	X ₅
CONTRACTOR SHOP / OUTSIDE STORAGE W/ HEAVY EQUIPMENT	811310																									X ₅	X ₅	X ₅
ELECTRICAL MFG.	311112																						S			X	X	X
ENGINE / MOTOR REPAIR / MFG.	336312																						S	S		X	X	X
FABRICATION / ASSEMBLY METAL PRODUCTS	331111																						S		S	X	X	X
FABRICATION / ASSEMBLY PLASTIC PRODUCT	337125																						S			X	X	X
FOOD CANNING	422490																										X	X

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MANUFACTURING / MINING AND CONSTRUCTION	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
HAZARDOUS CHEMICAL MFG.	325998																										S	S
HAZARDOUS INDUSTRIAL USE	422490																									S	S	S
IRON / STEEL FOUNDRY	331511																											S
LEATHER TANNING / FINISHING	316110																										S	X
LIGHT MFG.	541614																									X	X	X
MACHINE SHOP	332710																									X	X	X
MEAT PACKING / SLAUGHTERHOUSE.	311611																											S
MEAT PRODUCTION-MFG.	311615																										S	S
METAL FORGING / STAMPING	332116																											S
METAL STAMPING	332116																										X	X
MINERAL EXTRACTION	333131																										S	S
MOBILE HOME MFG.	321991																										X	X
ON SITE CONSTRUCTION OFFICE	811310	REQUIRES THE APPROVAL OF THE CHIEF BUILDING OFFICIAL																										
OUTSIDE STORAGE	493190																										S	X
OUTSIDE STORAGE (ACCESSORY USE)	493190																						S			X ₅	X ₅	X ₅
PETROLEUM REFINERY	324110																											S
PLATING	332813																										X	X
POULTRY PROCESSING OR SLAUGHTERING	311615																											S
PRINTER (JOB)	323114																						X	X	X	X	X	X

1997 N.A.I.C.S. U.S.

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³: Refer to [Article 3, Sections 2.15 & 2.16](#).
⁴: A new garage must be constructed if the existing garage is converted to a living space.
⁵: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
⁶: Specific Use Permit is required when located within 900 feet of a similar use.
⁷: Refer to [Article 4, Section 11.2](#)
⁸: Specific Use Permit is required when located less than 2500 feet of another group living residential use.

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MANUFACTURING / MINING AND CONSTRUCTION	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI	
PRINTER (NEWSPAPER)	323122																						X			X	X	X	
RESEARCH LAB (HAZARDOUS)	621512																										S	S	
RESEARCH LAB	621511																										S	S	
ROLL / DRAW EXTRUDE METAL	333994																						X			X	X	X	
RUBBER MFG.	325212																										X	X	
SALVAGE (INDOOR)	421930																										S	X	
SALVAGE (NON AUTO OUTDOOR)	421930																									S	S	S	
SAND / GRAVEL SALES / EXTRACT	212321																										S	S	
SANITARY LANDFILL	562212																										S	S	
WASTE RECYCLING PROCESSING / TRANS.	562000																									S	S	S	
SIGN MFG.	339950																										X	X	
SMALL MFG. SHOP (PROTOTYPE)	339999																						X			X	X	X	
TONE / CLAY GLASS MFG.	327112																										X	X	
WELDING SHOP	811312																						S			X	X	X	
WOODWORKING SHOP	321999																										X	X	
OIL / GAS EXTRACTION **	211111	DRILLING PERMIT REQUIRED																											

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ENTERTAINMENT USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
AMUSEMENT SERVICES	713990																				S	S	S	S		X	X	X
AMUSEMENT SERVICES (OUTDOORS)	713110																						S			S	S	S
AMUSEMENT DEVICES ARCADE (> 4)	713120																				S	S	S	S		X ₅	X ₅	
ART GALLERY (NON RETAIL)	712110																X	X	X	X	X	X	X	X	X	X	X	X
BILLIARD PARLOR (< 3 TABLES)	713990																						X			X	X	X
BINGO PARLOR	713290																				S		S			S	S	
BOAT LAUNCH	336612																											
BOWLING CENTER	713950																						X	X	X	X	X	X
DAY CAMP	713990															X												
DINNER THEATER	711110																X				X	X	X	X	X	X	X	X
DOMINO PARLOR	713990																X						X	X	S	X	X	X
SATELLITE DISH (PVT.)	334220	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
EXHIBITION HALL	531120																						X	X	X	X	X	X
FAIRGROUND	711310																						S			X	X	X
FISHING PIER	713990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			X	X	X	X	X	X	X	X	X	X
GOLF COURSE	713910																				X	X	X	X	X	X	X	X
HEALTH CLUB	713940																				X	X	X	X	X	X	X	X
HORSE RACING / TRAINING	711212																										S	S
MARINA	713930															S												
MEMBER SPORTS	813410															S											X	X
MOTION PICTURE DRIVE IN	512132																						X ₅			X ₅	X ₅	X ₅

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MOTION PICTURE (INDOOR)	512131																	X				X	X	X	X	X	X	X
MULTI-PURPOSE SPECIAL EVENT CTR.	624120																				S	S	S	S			S	S
MUSEUM	712110																	X					X	X	X	X	X	X
PALM READER/ PSYCHIC	812990																								S	X		
PARK / PLAYGROUND	713110	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
RACE TRACK	711212																										S	S
RADIO STATION (NO TOWER)	513112																		S		S	S	S	X	X	X	X	X
RADIO STATION W/ TOWER	513112																		S		S	S	S	S		S	S	S
RECREATION CLUB	713940	S	S	S	S	S	S	S	S	S	S	S	X	X	X	S			X	X	X	X	X	X	X	X	X	X
RENT HORSES	713990															X											X	X
SKATING RINK	713940																						S	S	X	X	X	X
SPECIAL EVENTS (TEMP.)	713990		SEE THE CHIEF BUILDING OFFICIAL																									
STADIUM	711310																						X			X	X	X
SWIMMING POOL	713940	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
TEEN CLUB	713990																				S		S	S	S		S	
PERFORMING ARTS THEATER	711310																	X			X	X	X	X	X	X	X	X
ZOO	712130																									S	S	S
SEXUALLY ORIENTED BUSINESS	722410		SEE PLANNED DEVELOPMENT DISTRICT 232 (PD-232)																									

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TELECOMMUNICATIONS	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
NON-COMMERCIAL RADIO TOWER < 65'	334220	X	X	X	X	X	X	X	X	X	X	X				X												
NON- COMMERCIAL RADIO TOWER > 65'	334220	S	S	S	S	S	S	S	S	S	S	S				S												
TV STATION	513200																		X		X	X	X	X		X	X	X
TV STATION WITH TOWER	513200																		S		S	S	S	S		S	S	S
CELL EQUIPMENT WITH NO TOWER	513322	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X		X	X	X
CELL TOWER < 85'	513322																		X	X	X	X	X	X		X	X	X
CELL TOWER > 85'	513322																		S				S			S	S	S

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AGRICULTURE	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
ANIMAL SPECIALTY	812910															X											X	X
BULK GRAIN / FEED STORE	493130															X												X
FARMING & CROPS	119980															X												
FARMING & LIVESTOCK	112990															X												
GREENHOUSE (RESIDENTIAL) <1000 SF	111422	X	X	X	X	X	X	X	X	X	X	X				X												
GREENHOUSE RETAIL	111421															X					X	X	X	X	S		X	
HAY / GRAIN / FEED SALES	111199															X							X			X	X	X
LIVESTOCK SALES	112990															X												X
ORCHARD	111331															X											S	
PLANT FARM NURSERY	111421															X												
PLANT NURSERY RETAIL	111421																				X	X	X		S			
STABLES (ACCESSORY USE)	713990	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X												
PRIVATE STABLE PRIMARY USE	713990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S												
VETERINARIAN W/ INDOOR KENNEL	812910															X			X	X	X	X	X	X	X	X	X	X
VETERINARIAN W/ OUTDOOR KENNEL	812910															X							S			X	X	X

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

SECTION 4 - MINIMUM LOT SIZE

6.4.1 All lots shall have at least the minimum area, width and depth as indicated in the appropriate table set forth in this article:

- A. A building permit may be issued on unplatted property if three (3) of the following conditions apply:
 - 1. The tract has a duly executed, correct, recorded deed;
 - 2. The tract is a minimum of 50 by 120 feet (fifty by one hundred twenty feet);
 - 3. The tract is un-platted and has been established by metes and bounds since October 18, 1960 and has remained in the same configuration;
 - 4. The lot is being assessed for City taxes; or
 - 5. The lot conforms to existing zoning district regulations, other than lot area, width and depth.
- B. The Unified Development Code does not affect any duly executed, correct, recorded plat prior to its enactment; and, therefore does not require existing plats to be changed to meet newly imposed requirements.
- C. A platted parcel of land that was complete, correct and duly filed prior to adoption of this Code shall be exempt from meeting any new lot width, depth and/or square footage requirements.
- D. Minimum required lot area, width and depth shall be in accordance with the provisions of [Table 6-A](#) or [Table 6-B](#), and no lot existing at the time of passage of this code shall be reduced in size below the minimum requirements set forth herein. Lots located on a cul-de-sac or “eyebrow” may be reduced in width or depth by no more than 10 feet from that required in [Table 6-A](#) or [Table 6-B](#), but in no case may have less than 30 feet of width at the front lot line. All other area requirements of [Table 6-A](#) or [Table 6-B](#) shall still apply.
- E. Corner lots in residentially zoned areas not subject to Appendix W shall be required to have a minimum lot width equal to the minimum lot width listed in [Table 6-A](#) or [Table 6-B](#) plus 5 feet.
- F. Key lots in residentially zoned areas shall be required to have a minimum lot width equal to the minimum lot width listed in [Table 6-A](#) or [Table 6-B](#), plus 10 feet.
- G. Non-conforming lots which were official lots of record at the time of passage of this code, regardless of current zoning, shall be exempt from the minimum lot area, width and depth requirements of [Table 6-A](#) or [Table 6-B](#). However, all other prescriptions as set forth herein shall be in conformance with the existing zoning ordinance except for minimum side yard

setbacks on residentially zoned lots. Minimum side yard setbacks for non-conforming residentially zoned lots shall comply with the minimum side yard setback requirements established for the lowest density-zoning district in which the lot width would be considered conforming.

SECTION 6 - ACCESSORY STRUCTURES

6.6.1 Definitions and Standards for Specific Accessory Structures

~~6.6.2.1 Carports: A structure that is open-sided or devoid of walls, supported by poles or decorative posts, and may or may not be attached to an existing structure. A carport is to be used for temporary parking of no more than two operable motor vehicles, trailers or recreational vehicles, and shall not be used for any other purpose including storage of any type. Carports are not a substitute for a garage, and do not meet the requirements set forth in [Article 10, "Parking and Loading Standards" of the Unified Development Code](#) for dedicated on-site residential parking requirements.~~

~~A. Front or side yard located carports are not permitted by right in any single-family residential zoning districts in the City of Grand Prairie, except as provided below:~~

~~I. The Planning and Development Director or designee may grant a Special Exception to the regulations established in Section 6.6.2.1.A and to the setback requirements stipulated in Section 6.6.3 of this Article for the purpose of constructing a front or side yard carport in a residential zoning district upon the affirmative finding of the following standards:~~

~~a. The carport shall not exceed 25 feet in either length or width,~~

~~b. The carport shall not exceed 400 square feet in total area,~~

~~c. The carport shall not exceed 14 feet in height as measured from grade to ridge line,~~

~~d. The carport will be setback a minimum of five (5) feet from all property lines adjacent to public right-of-ways,~~

~~e. The carport will be setback a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article,~~

~~f. The carport will not encroach, intrude, or overhang any easements that have been established on the subject property,~~

~~g. All areas beneath the roof of the carport shall be paved with a city approved paving material and the poles or supports of the carport should be anchored in or to the paving,~~

- ~~h. The carport is to be constructed in a manner and design consistent in materials and color to the primary residential structure and may not be composed of any materials explicitly prohibited in Section 6.6.2.1.C of this Article;~~
- ~~i. At least one other legally permitted front yard carport is located within 300 feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.~~
- ~~j. The carport does not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and~~
- ~~k. The carport does not create a visual obstruction to motorists.~~

~~B. Rear yard located carports are permitted by right in any single family residential zoning districts in the City of Grand Prairie as provided below:.~~

- ~~I. The Planning and Development Director or designee may grant a Special Exception to the regulations established Section 6.6.2.1.A and to the setback requirements stipulated in Section 6.6.3 of this Article for the purpose of constructing a rear yard carport in a residential zoning district upon the affirmative finding of the following standards:~~
 - ~~a. The carport shall not exceed 25 feet in either length or width;~~
 - ~~b. The carport shall not exceed 400 square feet in total area;~~
 - ~~c. The carport shall not exceed 14 feet in height as measured from grade to ridgeline;~~
 - ~~d. The carport will be setback a minimum of five (5) feet from all property lines adjacent to public street right of ways, or as may be applicable, a minimum of zero (0) feet from alley right of ways;~~
 - ~~e. The carport will be setback a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty four (24") inches in accordance with Section 6.5.1.A of this Article;~~
 - ~~f. The carport will not encroach, intrude, or overhang any easements that have been established on the subject property;~~
 - ~~g. All areas beneath the roof of the carport shall be paved with a city approved paving material and the poles or supports of the carport should be anchored in or to the paving;~~
 - ~~h. The carport is to be constructed in a manner and design consistent in materials and color to the primary residential structure and may not be composed of any materials explicitly prohibited in Section 6.6.2.1.C of this Article;~~

- ~~i. At least one other legally permitted carport is located within 300 feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.~~
- ~~j. The carport does not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and~~
- ~~k. The carport does not create a visual obstruction to motorists.~~

~~C. If any of the above noted minimum carport standards are not met or if a carport request is denied by the Planning and Development Director, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to the regulations established Section 6.6.2.1.A and to the setback requirements stipulated in Section 6.6.3 of this Article for the purpose of constructing a carport in a residential zoning district upon the affirmative finding of the following standards:~~

- ~~a. The carport will be setback a minimum of five (5) feet from all property lines adjacent to public right of ways, unless a lesser setback is approved via the setback variance process;~~
- ~~b. The carport will be setback a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty four (24") inches in accordance with Section 6.5.1.A of this Article, unless a lesser setback is approved via the setback variance process;~~
- ~~c. The carport will not encroach, intrude, or overhang any easements that have been established on the subject property;~~
- ~~d. All areas beneath the roof of the carport shall be paved with a city approved paving material and the poles or supports of the carport should be anchored in or to the paving;~~
- ~~e. The carport is to be constructed in a manner and design consistent in materials and color to the primary residential structure and may not be composed of any materials explicitly prohibited in Section 6.6.2.1.C of this Article;~~
- ~~f. The carport does not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and~~
- ~~g. The carport does not create a visual obstruction to motorists.~~

~~D. Carports, regardless of zoning or site location, exclusive of perimeter boundary line setbacks of the development, are permitted by right in any mobile home park or single family detached housing condominium development upon written approval of the development's governing body and/or Management Company.~~

- ~~E. The following building materials shall be prohibited for use in the construction of a carport: canvas, vinyl, PVC siding, galvanized or corrugated metal, aluminum, corrugated or flat fiberglass panels, or any plastic construction materials.~~

~~6.6.2 Definitions of an Accessory Structure and an Accessory Building~~

~~6.6.2.1. Accessory Buildings: A type of accessory structure not designed for human habitation which is ancillary to the primary structure and is composed of three (3) or more enclosed sides and a roof. These subordinate buildings can be attached or detached from the primary structure and are primarily used for purposes incidental to the primary structure.~~

~~6.6.2.2. Accessory Structure: A subordinate attached or detached structure, not designed or used for human habitation, which serves a function incidental to and associated with the primary use on the same parcel, lot or tract.~~

~~6.6.3 Definitions and Standards for Specific Accessory Structures~~

~~6.6.3.1. Carports: A structure that is open sided or devoid of walls, supported by poles or decorative posts, and may or may not be attached to an existing structure. A carport is to be used for temporary parking of no more than two operable motor vehicles, trailers or recreational vehicles, and shall not be used for any other purpose including storage of any type. Carports are not a substitute for a garage, and do not meet the requirements set forth in [Article 10, "Parking and Loading Standards" of the Unified Development Code](#) for dedicated on-site residential parking requirements.~~

~~A. Carports are not permitted by right in any single family residential zoning districts in the City of Grand Prairie.~~

~~B. The Zoning Board of Adjustments and Appeals may grant a Special Exception to the regulations established in [Section 6.6.1.3.B](#) and to the setback requirements stipulated in [Section 6.5](#) of this Article for the purpose of constructing a carport in a residential zoning district upon a finding by the Board that:~~

- ~~1. The carport shall not exceed a maximum size of 20 feet in length by 20 feet in width, or a maximum square footage of 400 sq. ft.,~~
- ~~2. The carport will be setback a minimum of five (5) feet from all property lines adjacent to public rights-of-way,~~
- ~~3. The carport will be setback a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with [Section 6.5.1.A](#) of this Article,~~
- ~~4. The carport will not encroach, intrude, or overhang any easements that have been established on the subject property,~~

- ~~5. All areas beneath the roof of the carport should be paved with a city approved paving material and the poles or supports of the carport should be anchored in or to the paving,~~
- ~~6. The carport is to be constructed in a manner and design consistent in materials and color to the primary residential structure and may not be composed of any materials explicitly prohibited in [Section 6.6.2.1.C](#) of this Article,~~
- ~~7. The carport does not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and~~
- ~~8. The carport does not create a visual obstruction to motorists.~~

~~C. The following building materials shall be prohibited for use in the construction of a carport: canvas, vinyl, PVC siding, galvanized or corrugated metal, aluminum, corrugated or flat fiberglass panels, or any plastic construction materials.~~

6.6.2.1 Carports

A. (Definition): A structure that is open sided or devoid of walls, supported by poles or decorative posts, and may or may not be attached to an existing structure. A carport is to be used for temporary parking of no more than two operable motor vehicles, trailers or recreational vehicles, and shall not be used for any other purpose including storage of any type. Carports are not a substitute for a garage, and do not meet the requirements set forth in **Article 10, "Parking and Loading Standards" of the Unified Development Code** for dedicated on-site residential parking requirements.

1. Front yard and side yard carports in any single-family residential zoning district in the City of Grand Prairie, may be permitted only by Special Exception.

I. The Planning and Development Director or designee may grant a Special Exception for the purpose of constructing a front yard or side yard carport in a residential zoning district only if the carport conforms to each of the following standards:

- a. The width of the carport shall not exceed 26 feet or 30% of the width of the house from terminating corner to terminating corner;
- b. The total area of the carport shall not exceed 500 square feet;
- c. The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";
- d. The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;
- e. The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves,

gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article;

- f. The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
- g. All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
- h. The carport shall be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
- i. Prior to granting a Special Exception, the Director must determine that at least one other legally permitted front yard carport is located within eight hundred (800) feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.
- j. The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and
- k. The carport shall not create a visual obstruction to motorists.

II. Rear yard located carports are permitted in any single-family residential zoning district in the City of Grand Prairie provided the proposed carport conforms to each of the following standards:

- a. The width of the carport shall not exceed 26 feet or 30% of the width of the house from terminating corner to terminating corner;
- b. The total area of the carport shall not exceed 500 square feet;
- c. The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";
- d. The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;
- e. The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established

building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article;

- f. The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
- g. All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
- h. The carport shall be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
- i. The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and
- j. The carport shall not create a visual obstruction to motorists.

III. If any of the above noted minimum carport standards are not met or if a carport request is denied by the Planning and Development Director, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to construct a carport upon finding that the applicant has a hardship particular to the individual property which cannot be remedied in any other reasonable way.

IV. Carports, regardless of zoning or site location, exclusive of perimeter boundary line setbacks of the development, are permitted by right in any mobile home park or single-family detached housing condominium development upon written approval of the development's governing body and/or Management Company.

V. The following building materials shall be prohibited for use in the construction of a carport: canvas, vinyl, PVC siding, galvanized or corrugated metal, aluminum, corrugated or flat fiberglass panels, or any plastic construction materials.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6A
Summary of Density and Dimensional Requirements for Single Family Detached Residential Zoning Districts

ZONING DISTRICTS		AGRICULTURE	SF-ESTATE	SF-ONE	SF-TWO	SF-THREE	SF-FOUR	SF-FIVE	SF-SIX	SF-2		
DESIGNATION		A	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF		
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		0.2	1.0	3.6	4.5	5.2	5.8	8.7	8.7	8.7		
MINIMUM LIVING AREA (SQ. FT.) ¹		1,600	2,400	2,400	2,200	2,000	1,800	1,600	1,400	1,400		
A	MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5(A)	1(A)	12,000 0	9,600	8,400	7,200	6,500	5,000		
		WIDTH ²	100	150	80	80	70	60 ³	60 ³	50 ³	50 ³	
		DEPTH	150	150	120	120	120	110	100	100	100	
	MINIMUM YARD SETBACKS (FEET)	FRONT	40	40	30	30	30	25	25	25	25	
		REAR	25	25	10	10	10	10	10	10	10	
		REAR ALLEY	10	25	10	10	10	10	10	10	10	
		REAR ARTERIAL	20	40	30	30	30	20	20	20	20	
		INTERIOR SIDE	10	12	8	6	6	6	5	5	0/10	
		SIDE ON STREET	15	15	15	15	15	15	15	15	15	
		GARAGE DOOR ⁴	20	25	20	20	20	20	20	20	20	
		BETWEEN BUILDINGS	6	6	6	6	6	6	6	6	6	
		MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)		25	30	30	25	25	25	25	25	25
		MAXIMUM LOT COVERAGE (IN %)		15	50	50	50	50	50	50	50	40
MINIMUM MASONRY CONTENT (IN %) ⁴		80	80	80	80	80	80	80	80	80		
MINIMUM ROOF PITCH		6:12	6:12	6:12	6:12	6:12	6:12	6:12	6:12	6:12		

Notes:

¹: Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie.

²: Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).

³: This requirement refers to the setback for rear entry garage doors only.

⁴: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.

5: Lots developed under Appendix W shall measure a minimum of 65 feet at the building line for each unit proposed.

Figure A.1: Elements Effecting Lot Configuration

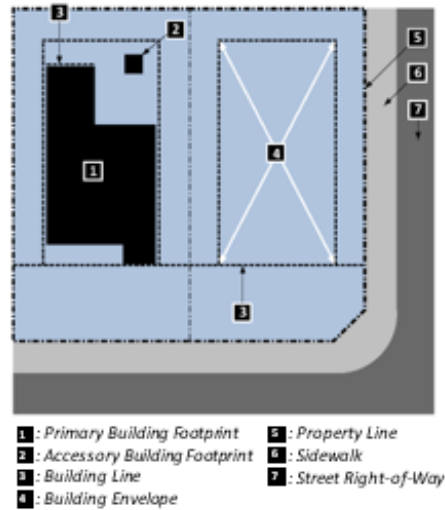


Figure A.2: Illustrated Lot Configuration

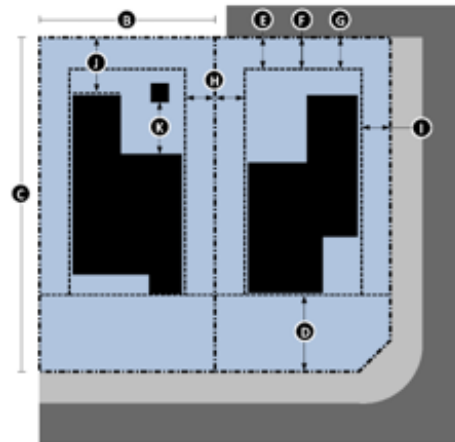
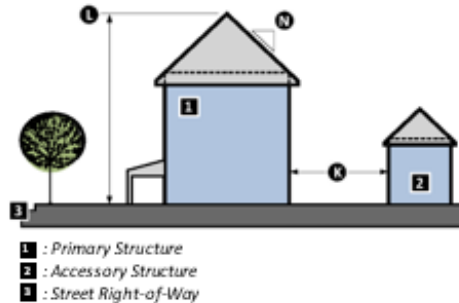


Figure A.3: Illustrated Building Placement



ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6B

**Summary of Density and Dimensional Requirements
for Single Family Attached and Townhouse Districts**

ZONING DISTRICTS		SF-ATTACHED (attached duplex configuration with a garage for each unit similar to a single family home)	SF-TOWNHOUSE
DESIGNATION		SF-A	SF-T
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		11.0	13.2
MINIMUM LIVING AREA (SQ. FT.) ¹		1,200 PER UNIT	1,150 TO 1,250=30% 1,300=70%
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	4,000 PER UNIT	1,680 TO 3,200=30% 1,300=70% ²
	WIDTH	60 ³	21 TO 29=30% 30=70% ⁴
	DEPTH	100	80 TO 99=30% 100=70% ⁴
	FRONT	1-2 UNITS = 25 3-4 UNITS = 30	17
MINIMUM YARD SETBACKS (FEET)	REAR	10	10
	REAR ALLEY	10	10
	REAR ARTERIAL	20	20
	INTERIOR	6	5 (NOT ATTACHED) 0 (ATTACHED)
	SIDE	6	0 (ATTACHED)
	SIDE ON STREET	15	15
	GARAGE DOOR ⁵	20	20
	BETWEEN BUILDINGS	6	0 ⁶
	MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)	25	35 (3 STORIES) ⁷
	MAXIMUM LOT COVERAGE (IN %)	50	60
MINIMUM MASONRY CONTENT (IN %)		80	90 ^{7/8}
	MINIMUM ROOF PITCH	6:12	SEE NOTE ⁹ BELOW SEE APPENDIX W

Notes:

- ¹ Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie.
- ² Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).
- ³ Minimum lot size adjoining a collector or arterial thoroughfare to be 3,300 square feet with a minimum lot width of 30 feet.
- ⁴ This requirement refers to the setback for rear entry garage doors only.
- ⁵ The distance between a primary structure and an accessory structure shall be ten (10) feet.
- ⁶ Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.
- ⁷ Applied as a total of all exterior walls structurally designed for and constructed of masonry and/or stone as measured below the fascia board at the roof line excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections. A minimum of 25% of the total masonry requirement shall be of a stone material of a size, shape and proportion that is different from size, full width brick, or be of a different color brick. Repeat brick color shall not be used on consecutive residential cluster buildings in accordance with Article 11.14.9.
- ⁸ 100% of all exterior wall surfaces directly facing a collector or arterial thoroughfare shall be structurally designed for and constructed of masonry and/or stone.
- ⁹ Minimum roof pitch shall be a mixture of 6:12 and 10:12 with pitched accents spaced periodically throughout the roofline so that they highlight specific architectural features within the building facade.

Figure B.1: Illustrated Lot Configurations

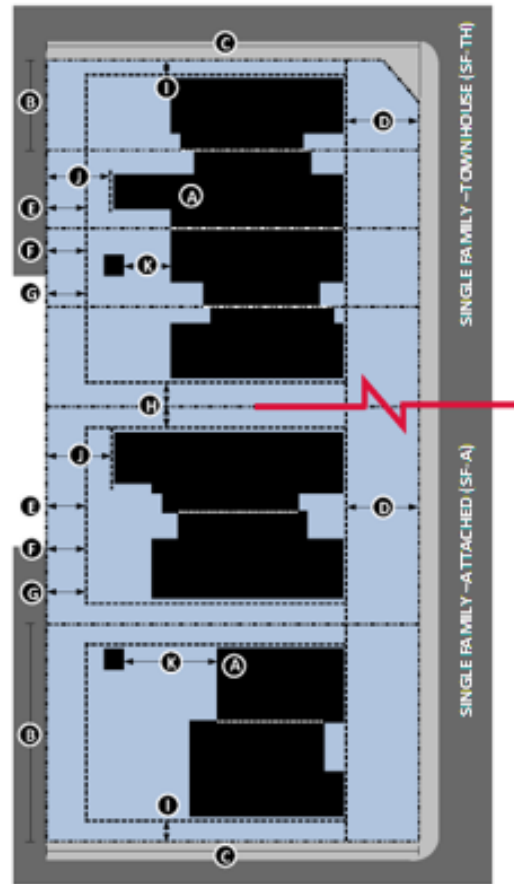
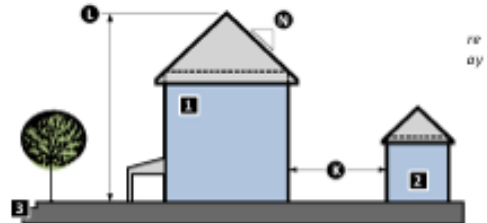


Figure B.2: Illustrated Building Placement



ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6 C
Density and Dimensional Requirements for Multi-Family Residential Zoning Districts

ZONING DISTRICTS	MULTI-FAMILY- ONE	MULTI-FAMILY- TWO	MULTI-FAMILY- THREE	CENTRAL AREA
DESIGNATION	MF-1	MF-2	MF-3	CA
MAXIMUM DENSITY (DWELLING UNITS PER ACRE) ¹	12	18	26	35
MINIMUM LIVING AREA (SQ. FT.) ²	600	600	600	450
MAXIMUM SINGLE-BED UNITS (IN %)	60	60	60	70
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	12,000	12,000	12,000
	WIDTH	100	100	100
	DEPTH	120	120	120
MINIMUM YARD SETBACKS (FEET)	FRONT	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)
	REAR	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT
	REAR ALLEY	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT
	INTERIOR SIDE	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT
	SIDE ON STREET	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)
	BETWEEN BUILDINGS ¹⁰	15	15	15
	MAXIMUM HEIGHT	50	50	60 (50 ³)
	MAXIMUM LOT COVERAGE (IN %)	60	60	60
MINIMUM MASONRY CONTENT (IN %) ⁴	SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I

Notes:

- ¹: Units per building determined at site plan review.
- ²: Plus 250 square feet per additional bedroom.
- ³: Roof height as defined in Article 30 of the Unified Development Code
- ⁴: Between walls having windows and doors in both walls.
- ⁵: Between window walls and blank walls.
- ⁶: Measured to top plate line of framing.
- ⁷: Within 100 feet of one and two family residential zoning.
- ⁸: Applied as a total of all exterior walls structurally designed for and constructed of masonry and/or stone as measured below the fascia board at the roofline. A maximum of 60% of an individual building face may be comprised of a single material, color, or texture. A maximum of 20% masonry material substitution is allowed.
- ⁹: Minimum roof pitch to be a mixture of 6:12 and 10:12 with pitched accents spaced periodically throughout the roof line that highlight specific architectural features within the building facade.
- ¹⁰: The distance between a primary structure and an accessory structure or between two accessory structures is permitted to be a minimum of six (6) feet.

Summary of Additional Requirements (Appendix W, Section 3.I):

Amenities shall be provided in accordance with Section 3.I.J.F.

Multi-family development shall contain security gates at all entrances to the complex.

A main entrance feature shall be provided. The entrance feature shall be consistent with the basic architectural theme of the development.

Exterior design and masonry composition shall be developed according to Section 3.I.A.

A maximum of 20% material substitution is allowed

Flat roofs shall utilize articulation and cornice treatments according to Section 3.I.A.9.

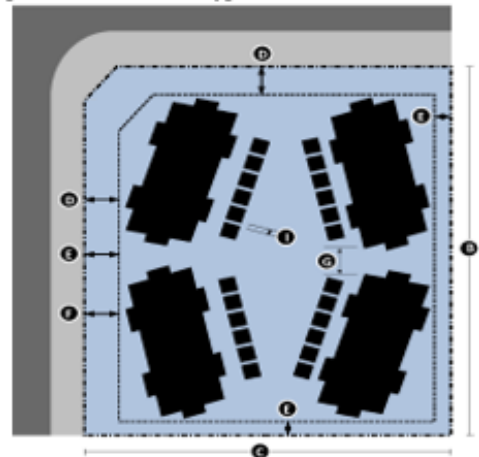
Community mail box kiosks shall be architecturally integrated into the development and be equipped with internal lighting.

Windows and balconies shall be oriented not to have a direct line-of-sight into adjacent units. Units above the 1st story shall be designed so that they do not look directly onto private patios or backyards.

For Off-Street Parking Standards for Multi Family Uses Reference Appendix W, Section 3.I.II.

✓ For Signage Requirements for Multi Family Uses Reference Article 9, Sign Standards, and Appendix G, Design Guidelines, for Signage, UDC.

Figure C.1: Illustrated Lot Configuration



ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6E
Summary of Density and Dimensional Requirements for Residential Accessory Structures

RESIDENTIAL ACCESSORY STRUCTURES	ACCESSORY STRUCTURE (PART IN LOT BUT EXCEEDING 36 INCHES IN HEIGHT) ¹	ACCESSORY BUILDING	CARPORTS ²	COVERED PATIOS OR PORCHES ³	DETACHED GARAGE	GREEN HOUSE	PERGOLAS
MAXIMUM SQUARE FOOTAGE (IN 200 SQ. FT.) (% ACRE LOT OR LESS)	450 ⁴	450 ⁴	500 ⁴	SEE NOTE ⁵	750 ⁴	450 ⁴	500
MAXIMUM SQUARE FOOTAGE (IN 200 SQ. FT.) (GREATER THAN 1/2 ACRE LOT)	450 ⁴	450 ⁴	500 ⁴	SEE NOTE ⁵	750 ⁴	450 ⁴	500
MINIMUM YARD SETBACKS FOR STRUCTURES NOT EXCEEDING TEN (10') FEET IN TOTAL HEIGHT (FEET)	FRONT ⁶	SAVE AS THE PRIMARY STRUCTURE	SAVE AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	3	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3
	REAR ALLEY	3	3	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3
	REAR ON ARTERIAL	3 ⁷	3 ⁷	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁷
	INTERIOR SIDE	3	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3
	SIDE ON STREET	3 ⁷	3 ⁷	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁷
	SIDE ON ARTERIAL	3 ⁷	3 ⁷	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁷
MINIMUM YARD SETBACKS FOR STRUCTURES EXCEEDING TEN (10') FEET IN TOTAL HEIGHT (FEET)	FRONT	SAVE AS THE PRIMARY STRUCTURE	SAVE AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	SAVE AS THE PRIMARY STRUCTURE	SAVE AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ALLEY	SAVE AS THE PRIMARY STRUCTURE	SAVE AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ON ARTERIAL	SAVE AS THE PRIMARY STRUCTURE	SAVE AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	INTERIOR SIDE	SAVE AS THE PRIMARY STRUCTURE	SAVE AS THE PRIMARY STRUCTURE	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON STREET	SAVE AS THE PRIMARY STRUCTURE	SAVE AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON ARTERIAL	SAVE AS THE PRIMARY STRUCTURE	SAVE AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
A BETWEEN BUILDINGS (FEET)	6	6	0/6	0/6	6	6	0
B MAXIMUM HEIGHT (FEET)	14	14	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	14	14	14
MINIMUM MASONRY CONTENT (IN %) (200 SQ. FT. OR LESS)	0%	0%	N/A	N/A	0%	0%	N/A
MINIMUM MASONRY CONTENT (IN %) (GREATER THAN 200 SQ. FT.) ⁸	100% ¹⁰	100% ¹⁰	N/A	N/A	100% ¹⁰	0%	N/A

Figure E.2: Illustrated Building Placement



Continued...

- 1 Zone 3 (Yellow): Permits Accessory Structures 8' or less to be located within 3' of the property line when there is a 6' Wood Fence.
2 or 3 Street or Alley
4 Fence

Notes:

¹: Residential properties are permitted to have a maximum of three (3) accessory structures.

²: Carports in single family zoning districts require a special exception from the Zoning Board of Adjustments and Appeals. See Section 6.6.2.1 for the requirements for a special exception.

³: Covered porches and patios are considered to be additions to the primary structure and are calculated as part of the building footprint of the primary structure. A covered porch or patio should not cause the primary structure to exceed the total lot cover stipulated for a property.

⁴: Detached residential garages are required to have a city approved concrete drive approach.

⁵: Section 6.6.4.B: The total square footage of all accessory structures shall not exceed 50% of the footprint of the primary structure.

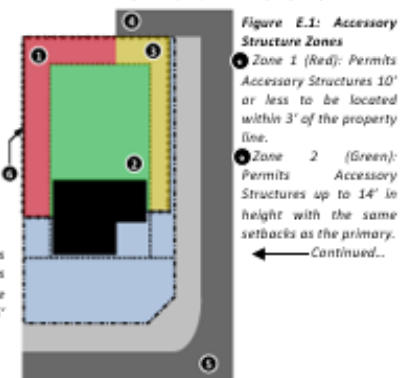
⁶: Section 6.6.4.C: The total square footage of all accessory structures shall not exceed 10% of the square footage of the total area of the residential lot.

⁷: No accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence (see Zone 3: Yellow below).

⁸: No accessory use or structure shall be allowed in the side or rear yard setback established for the primary structure if the side or rear yard is adjacent to a street. However, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence (see Zone 3: Yellow below).

⁹: Accessory buildings exceeding 200 sq. ft. must be constructed of masonry unless 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials then they may be constructed of a residential siding material consistent with the materials used on the primary residential structure.

¹⁰: Accessory buildings on lots greater than a 1/2 acre shall be allowed to be constructed of metal with a backed enamel finish when the building is setback a minimum of thirty feet (30') from all property lines.



ARTICLE 8: LANDSCAPE AND SCREENING

SECTION 6 – LANDSCAPING FOR RESIDENTIAL DEVELOPMENT

8.6.1. Landscaping requirements for single-family detached, single family attached, and single family townhome residential uses.

A. Each residence at the time of occupancy shall have the following minimum landscaping:

1. Tree planting requirement.

- a. For lots containing 5,000 square feet or less: One three-inch caliper tree planted in front of each residence. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
- b. For lots greater than 5,000 square feet in area: One three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.

2. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list (~~see~~ *Exhibit 5*).

3. Residential lots may contain up to 40% of landscape area in groundcover.

B. The Developer/Owner shall receive credit towards the single family residential tree planting requirement for utilizing existing trees in accordance with criteria prescribed in [Section 8.7.2.2](#) paragraphs (a) through (h), except that existing trees that die shall be replaced if the remaining trees are less than the amounts prescribed in [Section 8.7.2.1](#).

C. City staff shall administratively approve building setback variances for the purpose of preserving existing trees.

8.6.2. Landscaping requirements for Multi-Family Landscaping

The minimum amount of required landscaping shall include ~~a 30-foot landscaped buffer along a street right-of-way~~ plus 15% of the total site plan area as specified by the Concept Plan, Planned Development and/or Site Plan.

SECTION 7 – SUBMITTAL REQUIREMENTS

8.7.1 Tree Credits.

Existing trees may be used to fulfill tree-planting requirements in [Section 8.5.1](#) pertaining to screening and landscaping if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived.

Existing Trees	Tree Credit
1 Tree, Less Than 3" in Caliper	0
1 Tree, 3.1" up to 6" in Caliper	1
1 Tree, 6.1" up to 9" in Caliper	2
1 Tree, 9.1" up to 12" in Caliper	3
1 Tree, 12.1" up to 16" in Caliper	5
1 Tree, Larger Than 16" in Caliper	8

- A. The Developer/Owner shall receive credit towards the landscape tree planting requirement for utilizing existing trees based on the following:
1. The existing elevations within the drip line area shall not be altered except for the purpose of providing additional topsoil for new ground cover. Such alterations shall not result in an increase in elevation more than three inches.
 2. The critical root zone of all existing trees or communities of trees to be preserved shall be protected by appropriate protective fencing during site preparation and construction by providing a protected area of non-encroachment. This protected area shall be clearly labeled on the landscape plan and included within the construction drawings submitted to the City for approval.
 3. The protected area shall not be used for vehicles or equipment parking, or materials storage, no oil, asphalt, concrete or other potentially toxic materials shall be deposited within the protected area, no signs, wires or other attachments shall be attached to any protected tree and no protected tree shall be pruned or otherwise disfigured in a manner which may reasonably lead to the death of that tree.
 4. A minimum of 75% of the protected area shall be maintained as permeable landscape area at existing grades prior to site development. This area shall be maintained on a permanent basis following completion of site development.

Protected trees may be located within tree wells or landscape islands around which the natural grade has been adjusted, provided that, in the opinion of the Development Review Committee, adequate aeration and drainage devices are installed into the critical root zone and that the area within the well or island is maintained as turf, landscape plantings, organic mulch or permeable pavement.

5. Trenching for utilities shall not be allowed within the critical root zone of existing trees that have been used to receive tree credits, and boring under such trees may be required.
6. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:
 - A. Where the existence of such trees pose a threat to the health and/or safety of the general public, or
 - B. To trees that expire naturally due to no negligence of the property owner.
7. ~~If a single or two family residential subdivision preserves an average of 30 or more trees per acre by reserving open space to be dedicated to the City, including land required by the City's Park Department, or to be maintained by a homeowners' association or public improvement district, minimum lot size may be reduced by 10%. The city has the right to review and reject such dedication, which unless maintained by another organization, will not meet the provisions of this article.~~

If a single-family residential development preserves an average of 30 or more trees per acre, the minimum lot size within the development or subdivision may be reduced by ten (10) percent below base zoning district requirements. Use of preserved areas for this provision is subject to the following:

- A. Area of preservation may be dedicated to the City, including land required by the City's Park Department, or to be maintained by a Homeowner's Association or Public Improvement District,
- B. The City reserves the right to require maintenance by a Homeowner's Association, PID, trust, or other entity if acceptance of the open space dedication is not in the best interests of the City.
- C. A tree survey is required to be approved with the Final Plat when utilizing this provision for credit.

SECTION 9 – SCREENING

8.9.1 Residential Screening.

8.9.3.1. *Thoroughfare Screening Fences at Subdivision Entrance.*

Required screening fences fronting along designated arterial or collector streets shall extend (or turn) into and along the side or rear lots lines, where such conditions exist, of residential lots that abut the local residential entry street(s) extending into the subdivision from the arterial or collector street. The extended (or turned) portion of said screen fence shall not encroach into the required front yard setback for any residential lot. Thoroughfare screening for residential development shall conform to the requirements found in Appendix W.

8.9.3.2. *Common Lot to be established for Thoroughfare Screening Fences.*

New residential subdivisions platted after May 20, 2003 with required thoroughfare screening fences shall require the establishment of a separate common lot for the placement of required fences along designated arterial or collector streets. Said common lot (s) shall be dedicated to the mandatory homeowners association or public improvement district at time of final platting and shall measure no less than 10 feet in depth.

8.9.3.3. *Upgraded Residential Fencing across the Street from Front Yards.*

Side or rear yard residential fences constructed after May 20, 2003 and not subject to the requirements of Appendix W that are located across a street from a front yard condition shall be constructed as a uniform fence to Type 3 standards with cement fiberboard panels or planks, or with an approved equivalent material, as described in [Section 8.9.3](#). Such fences shall be constructed such that stringers are not visible along the public street and shall be maintained by a mandatory property-owners association and/or a public improvement district ("PID") as required by [Section 8.7.1](#).

8.9.4 Required Screening Regulations for Multi-Family Development.

All multi-family development shall provide a screening fence in accordance with the following provisions.

- A. All multi-family development shall be required to erect a "Type 1" fence on property lines adjacent to any property which is zoned for single-family detached, single family attached or single family townhome residential uses.

- B. All multi-family development shall be required to erect a "Type 3" fence on property lines adjacent to any other use except as provided in paragraph "A" above.
- ~~C.~~ All multi-family development shall be required to erect a ~~"Type 1" or~~ "Type 2" fence adjacent to street right-of-way in accordance with the requirements of Section 2.A of Appendix W. ~~A "Type 1" fence must be setback a minimum of 25 feet from the property line adjacent to the right of way.~~

ARTICLE 11: PERFORMANCE STANDARDS

(The following two sections will be removed entirely from Article 11 and replaced within the Unified Development Code by Section 3.II of Appendix W)

~~SECTION 13 — AMENITY AND DESIGN STANDARDS FOR MULTI-FAMILY USES~~

~~11.13.1 Multi-family developments shall contain security gates at all entrances to the complex. Provision for a turnaround must be provided prior to the gate. All gates shall be installed with an opticon device or similar entry device approved by the Fire Department to facilitate emergency access.~~

~~11.13.2 A main entrance feature, which may consist of a combination of landscaping, aesthetic features such as rocks, sculptures and water, and street pavers, shall be provided. The entrance feature shall be consistent with the basic architectural theme of the development.~~

~~11.13.3 Architectural techniques, such as varied setbacks of windows and balconies, and changes in material, color and texture, shall be used to articulate facades and sidewall elevations. Where rear walls are visible from a public street, similar techniques shall be used.~~

~~11.13.4 Flat roof design is prohibited. Minimum roof pitch to be a mixture of 6:12 and 10:12 with pitched accents spaced periodically throughout the roof line that highlight specific architectural features within the building façade. Three Tab type composition roof shingles are prohibited. Other types of composition roof shingles and roof tiles are permitted.~~

~~11.13.5 Community mail box kiosks shall be architecturally integrated into the multi-family development and be equipped with internal lighting.~~

~~11.13.6 Privacy features between buildings shall include the following:~~

~~A. Windows, balconies or similar openings above the first story shall be oriented so as not to have a direct line of sight into adjacent units within the project.~~

~~B. Units above the first story shall be designed so that they do not look directly onto private patios or backyards of adjoining residential property.~~

~~SECTION 14 — AMENITY AND DESIGN STANDARDS FOR SINGLE FAMILY ATTACHED AND SINGLE FAMILY TOWNHOUSE USES~~

~~11.14.1 A mandatory property owners association shall be created for the maintenance of required masonry screening walls along arterial thoroughfares, street landscaping and irrigation, common building exteriors and roofs, internal access drives, parks and other common areas within the development area. Association documents shall be reviewed by the City Attorney and be subject to approval by the City to insure that they conform to this and other applicable City ordinances and concerns. The documents shall be filed of record prior to approval of the final plat.~~

- ~~11.14.2 Architectural Techniques, such as varied front setbacks of windows and balconies, and changes in material, color, and texture, shall be used to articulate facades and sidewall elevations. Where rear walls are visible from public street, similar techniques shall be used.~~
- ~~11.14.3 Flat roof design is prohibited. Minimum roof pitch to be a mixture of 6:12 and 10:12 with pitched accents spaced periodically throughout the roof line that highlight specific architectural features within the building facade.~~
- ~~11.14.4 Mailboxes serving residential units shall be centrally located and be constructed in accordance with a unified design standard utilized throughout the development and be equipped with security lighting. A mandatory property owners association shall be responsible for the maintenance of such mailboxes.~~
- ~~11.14.5 All exterior fireplace chimneys, including roof protruding chimneys, shall be 100% incased with a masonry or stone product. Hardiplank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.~~
- ~~11.14.6 All residential lots shall have access to a public street or to a private internal access drive and utility easement. Private access drives and utility easements shall be dedicated as a separate lot on the final plat.~~
- ~~11.14.7 Roof shingles to be 30-year warranty type with articulated ("Z" ridge type) ridge caps. Three Tab type composition roof shingles are prohibited. Other types of composition roof shingles and roof tiles are permitted. Repeat shingle color tone or shade shall not be used within four consecutive duplex residential buildings. Repeat shingle color tone or shade shall not be used on two consecutive residential cluster buildings containing three or more units each.~~
- ~~11.14.8 Repeat brick color shall not be used within four consecutive duplex residential buildings. Repeat brick color shall not be used on two consecutive residential cluster buildings containing three or more units each.~~