ARTICLE XX.2.
"GWY" GATEWAY OVERLAY DISTRICT

(Entire Article Established, Ord. No. 2037, 11/15/94)

SECTION A. INTENT AND PURPOSE

The "GWY" Gateway Overlay District shall function as an overlay zoning district. The "GWY" requirements shall supersede the regulations of the underlying zoning district where such district's regulations are in conflict with the provisions of this Article. All regulations of the underlying zoning district shall be in effect except as identified in the "GWY" Gateway Overlay District regulations.

The purpose of the "GWY" Gateway Overlay District is to enhance the aesthetic and visual character of gateways into the city that are adjacent to regional highways. It is intended to ensure that land development adjacent to gateways occurs in a manner that is compatible with the use of the transportation corridor while minimizing traffic hazards and congestion at key focal points of the community.

SECTION B. PRINCIPAL AND ACCESSORY USES.

No land shall be used and no structure shall be erected for, converted to, or used for any principal or accessory use other than such uses as are allowed in the underlying zoning district(s), in accordance with Article V of this ordinance.

SECTION C. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in the underlying zoning district(s) only in accordance with Articles V and XXI of this ordinance.

SECTION D. PROHIBITED USES.

Those uses which are specifically prohibited in the underlying districts shall not be allowed.

SECTION E. SCREENING REQUIREMENTS.

1. SCREENING WALL ***(Ord. 3439 05/03/2011)***:

   Screening walls applicable to the separation of uses, screening of satellite television reception dishes, trash receptacles and other items shall be provided in accordance with the requirements of the underlying zoning district, except as otherwise provided herein.

   a. Outside storage shall be screened on all sides by a solid, opaque brick or stone wall of not less than six (6) feet in height measured at the highest finished grade, constructed in accordance with the general design standards of the City of Carrollton.

   b. Screening walls shall not be allowed in any required landscape setback which is adjacent to a public thoroughfare.

2. ROOF-TOP SCREENING:

   Roof-mounted equipment shall include, but not be limited to, storage tanks, compressor units, mechanical equipment and elevator machinery, and shall be integrated into the building design and screened on all sides of the building. Roof-top screening shall be provided in a manner such that the screening is equal in height to the highest point of any roof-mounted equipment. Roof-top screening shall use building materials similar in appearance to the façade of the building on which such items are located in order to create a smooth, clean, integrated appearance. ***(Ord. No. 3421, 01/11/11)***

SECTION F. SPECIAL OFF-STREET PARKING REGULATIONS.

1. The maximum height of any parking structure shall be two (2) above-grade levels, not to exceed twenty-five (25) feet. Such structure shall not be located in the front yard. However, parking structures located behind the main structure and meeting all applicable requirements of this Article may be constructed to a maximum height of six (6) levels, not to exceed seventy-five (75) feet, provided the parking structure is not taller than the principal structure on the same lot or parcel. For purposes of this section, when a lot or tract of land has more than one (1) street frontage, and one of those streets is a highway frontage road, the front yard shall be designated as that yard adjacent to the frontage road.

2. No surface parking area shall contain greater than two hundred (200) parking spaces. If a greater number of spaces is required, separate parking areas of not more than two hundred (200) parking spaces shall be provided. These parking areas shall be separated by a landscaped area with a minimum width of ten (10) feet, and be landscaped in accordance with Article XXV, Section B(7)(e) of this ordinance and as otherwise provided herein. This landscaped area may be counted towards the on-site required landscaping.

3. Parking reduction options identified in Article XXIV, Section F(2) of this ordinance, shall not be applicable.

SECTION G. SPECIAL OFF-STREET LOADING AND SERVICE AREAS.

Where the provision of off-street loading and service areas is necessary, such areas shall be provided in accordance with the underlying zoning district requirements, except as otherwise provided herein.

All loading areas, freight docks, truck berths or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facilities located within two hundred (200) feet of any freeway, freeway frontage road or arterial thoroughfare, and which face less than forty-five (45) degrees from such highway, highway frontage road, or arterial thoroughfare, shall be screened from the view of the street by a solid, opaque brick or stone wall of not less than six (6) feet in height, measured at finished grade, constructed in accordance with the standards prescribed by the City of Carrollton. However, if the combination of landscaping and berming within the landscape setback creates a solid visual barrier equal to that provided by the solid opaque wall at the time of planting, the screening wall or fence is not required.

SECTION H. MISCELLANEOUS REQUIREMENTS.

1. ACTIVITIES WITHIN AN ENCLOSED BUILDING:

   a. All business operations and activities shall be conducted completely within an enclosed building, and in no instance shall any outside activity be permitted, except for off-street parking or loading; drive-in or drive-through window at a financial institution, restaurant, prescription pharmacy or dry cleaning establishment; outdoor dining in conjunction with a restaurant; material recycling collection bin; mobile collection center for secondhand goods; mobile redemption center; and the temporary outside display and sales of Christmas trees.

      Outside storage shall be allowed only where permitted in the underlying zoning district, and shall comply with Article XXVI, Section A, of this ordinance and Section E(1) of this Article.

      The outside display of merchandise incidental to a permitted use shall be allowed per the underlying zoning district, and shall comply with Article XXVI, Section B, of this ordinance.

   b. All areas utilized for outside display or storage in conjunction with sales or rental of motor vehicles, mobile homes, trailers or boats, regardless of whether such areas are screened from public view, shall have a concrete surface constructed in accordance with the standards prescribed by the City of Carrollton.

2. UTILITIES:

All utilities located within two hundred (200) feet of the front property line, which will serve any lot or parcel, shall be installed underground, except for any transmission lines or feeder lines, either existing or proposed, provided that such transmission or feeder lines shall be located within a designated paved easement or alley way provided by the property owner.

Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost of overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this Article shall develop policies and cost reimbursement procedures with respect to the installation and extension of underground service.

3. LANDSCAPING:

Landscaping shall be provided on the premises of any property in accordance with Article XXV of this ordinance, except as otherwise provided herein.

a. All landscape plans shall be developed by a landscape authority, as defined herein. The plans shall be developed in accordance with Article XXV, Section B(3) of this ordinance.

b. A landscape setback, coincident with the applicable front, side, and/or rear setback, shall be provided adjacent to all streets and street easements. Landscaping within the setback shall be installed by the developer in accordance with the provisions of Chapter 53 of the Carrollton Code of Ordinances (Visibility Easements) and of this Article and may be counted towards the on-site landscaping requirement, as established in Article XXV of this ordinance. The depth of the setback shall be related to the size of the property as identified below.

	LOT SIZE		**MINIMUM DEPTH OF SETBACK**	
	2 acres or less		20'	
	Between 2.01 and 2.5 acres		25'	
	Between 2.51 and 3.0 acres		30'	
	Between 3.01 and 3.5 acres		35'	
	Between 3.51 and 4.0 acres		40'	
	Between 4.01 and 4.5 acres		45'	
	Greater than 4.5 acres		50'	

1. Landscape Setbacks Greater Than 30 Feet in Depth:

A. Trees shall be provided within the landscape setback at a minimum ratio of twenty-five (25) trees per acre of landscape setback. They shall be of at least three (3) inches in trunk diameter at the time of planting, measured twelve (12) inches above grade, and shall be maintained in a living and growing condition.

B. At least three-fourths (3/4) of the tree dripline area must be in permeable area.

C. Existing trees of not less than three (3) inches in trunk diameter, measured twelve (12) inches above grade, may be utilized to satisfy the requirements of subsection (3)(b)(1)(A) above, provided that:

1. Such trees shall be located in accordance with subsections (3)(b)(1)(A) and (3)(b)(1)(B) above; and

2. There shall be no damaging changes in the original grade of the dripline area of such existing trees.

D. Landscaped earthen berms shall be provided within the landscape setback. The berms shall be constructed to a minimum height of three (3) feet and a maximum height of six (6) feet. Side slopes of such berms shall have a minimum of three (3) feet of horizontal distance for each one (1) foot of height.

E. No site improvements, such as mailboxes, flag poles, or lighting, other than landscaping shall be installed in the landscape setback except for:

1. structures below and covered by the ground;

2. steps, crossing driveways, curbing, sidewalks, pedestrian plazas, benches and related hardscape, such as art work, fountains, or lighting specifically oriented to those items;

3. planter and retaining walls (other than screening walls);

4. underground utilities and related utility equipment to the extent such is required by utility companies and is screened as required; and

5. signage as allowed per the Sign Regulations of the city of Carrollton.

2. Landscape Setbacks Less Than or Equal to 30 Feet in Depth:

A. One (1) shade tree, a minimum three (3) inch caliper at the time of planting, or three (3) ornamental trees, a minimum of six (6) feet in height at the time of planting, for each fifty (50) linear feet of street frontage, and shall be maintained in a living and growing condition; and either

B. A landscape planting of sixteen (16) evergreen shrubs, a minimum five (5) gallon size at the time of planting, for every fifty (50) linear feet of street frontage, planted in groupings or hedgerow style, a maximum of three (3) feet on center; or

C. A landscaped earthen berm constructed to a minimum height of three (3) feet. Side slopes of such berm shall have a minimum of three (3) feet of horizontal distance for each one (1) foot of height; or

D. A combination of a three (3) foot high landscaped berm and evergreen shrubs.

c. Any outdoor parking lot that contains fifteen (15) or more parking spaces shall have not less than five (5) percent of the interior of such lot landscaped as follows:

1. One (1) shade tree, a minimum three (3) inch caliper at the time of planting, or three (3) ornamental trees, not less than six (6) feet in height at the time of planting for every fifteen (15) parking spaces.

2. At least three-fourths (3/4) of the tree dripline area must be in permeable area.

This landscaped area may be counted towards the on-site landscaping requirement, as established in Article XXV of this ordinance.

d. Alternative landscaping options identified in Article XXV, Section B(4) of this ordinance shall not be applicable.

e. Tree credit options identified in Article XXV, Section B(5) of this ordinance shall not be applicable within the required landscape setback.

f. All landscaping shall be irrigated by an automatic irrigation system.

4. SERVICE STATION PUMP ISLANDS:

Gasoline service station pump islands shall have a minimum setback of sixty (60) feet from any street right-of-way or street easement. Unenclosed canopies shall have a minimum setback of fifty (50) feet from any street right-of-way or street easement.

5. VEHICLE SERVICE BAYS:

All vehicle repair, service, wash or maintenance bays incidental to any use shall be arranged and screened in accordance with Article XXV of this ordinance and Section G(1) of this Article.

6. MASONRY CONTENT:

One or two story structures, regardless of structure height, shall meet the following minimum masonry requirements:

a. Buildings containing 60,000 square feet of floor area or less shall have the following minimum masonry requirement: 80% of the total exterior walls which face upon any public thoroughfare, excluding doors, windows and window walls shall be constructed of brick or stone. The remaining portion of those walls which face a public thoroughfare, as well as all remaining walls, shall be constructed of brick, stone, masonry or pre-cast concrete panels.

b. Buildings containing greater than 60,000 square feet of floor area, which contain a primary use that is industrial or warehousing shall have the following requirements:

1. 80% of the total exterior walls which face upon any public thoroughfare, excluding doors,

windows and window walls shall be constructed of brick, stone, masonry or pre-cast concrete panels.

2. 20% of the total exterior walls excluding doors, which face any public thoroughfare and are not constructed of brick or stone shall contain a contrasting texture or color.

3. Those wall which face any public thoroughfare and are not constructed of brick or stone, shall have a minimum three (3) inch wide by three-fourths (¾) inch deep, vertical reveal, spaced a minimum ten (10) feet on center for the entire length of the wall, and a minimum three (3) inch wide by three-fourths (¾) inch deep, horizontal reveal for every ten (10) feet of wall height. There shall be no minimum or maximum spacing for the horizontal reveal. All reveals shall extend for the entire width or height of the wall.

4. Those walls which do face a public thoroughfare shall be constructed of brick, stone, masonry or pre-cast concrete panels.

c. Exceptions to the above requirements may be approved by resolution of the City Council.
(Ord. No. 2176, 06/04/96)

SECTION I. HEIGHT AND AREA REGULATIONS

NOTE: Story designations for structures are included for reference purposes only. Structure setback, area, and coverage regulations shall be based upon the height restrictions established in paragraph (2) of this Section.

		1 STORY STRUCTURES	2 STORY STRUCTURES	3 STORY STRUCTURES	4 STORY STRUCTURES	5 STORY STRUCTURES	6 STORY STRUCTURES
1.	Minimum lot area (Square feet)	40,000	40,000	40,000	40,000	40,000	40,000
2.	Maximum height of structure	17'	25'	37'	50'	63'	75'
3.	Maximum floor area ratio (FAR) (Ratio of building area to lot area)	0.65:1	1.3:1	2:1	2.6:1	3.25:1	4:1
4.	Maximum building coverage (percentage of total lot area) (Percent of lot area which can be covered by building(s))	65%	65%	65%	65%	65%	65%
5.	Minimum brick or stone content, exterior	Reference Section H(6) of the Article & Base District	Reference Section H(6) of the Article & Base District	Reference Base District	Reference Base District	Reference Base District	Reference Base District
6.	Maximum amount of impervious coverage (percentage of total lot area)	80%	80%	80%	80%	80%	80%
7.	Minimum amount of landscaped area (As a percentage of total lot area) (Reference Article XXV of this ordinance and Section H(3) of this Article)	20%	20%	20%	20%	20%	20%
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'	150'	150'	150'
9.	Minimum lot depth (Length of side lot lines)	200'	200'	200'	200'	200'	200'
10.	Minimum depth of front setback (Measured from front property line to any structure)	Coincident with the required landscape setback. Reference Section H (3)(b) of this Article					
11.	Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)						
	a. Abutting (SF) single-family zoned property						
	1. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	10'	65'	65'	100'	150'	150'
	2. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	25'	130'	130'	200'	250'	250'
	b. Abutting a street	Coincident with the required landscape setback. Reference Section H (3)(b) of this Article.					
	c. All other side setbacks shall be in accordance with the building codes of the city of Carrollton. (When a fire lane is in a side yard, the applicable requirements of the Carrollton fire code shall apply)						

12. Minimum depth of rear setback (Measured from rear property line to any structure)						
a. Abutting (SF) single-family zoned property						
1. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	25'	65'	65'	100'	150'	150'
2. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of an exterior wall, per floor above the first floor.	25'	130'	130'	200'	250'	250'
b. Abutting property zoned other than (SF) single-family	10'	10'	20'	20'	20'	20'
c. Abutting a street (In the event that a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	Coincident with the required landscape setback. Reference Section H (3)(b) of this Article.					
13. Minimum distance between structures on the same lot or parcel	0'	0'	15'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'
14. Minimum required off-street parking spaces	Reference Article XXIV of this ordinance.					