

ART. II ZONING DISTRICTS

ARTICLE II.
ZONING DISTRICTS
(Ord. No. 2835; 07/01/03)

SECTION A. ZONING DISTRICTS ESTABLISHED.

The City of Carrollton, Texas, is hereby divided into 35 types of districts. The use, height, area, and other regulations as set out herein are uniform in each district. The 35 districts established herein shall be known as:

IH	Interim Holding District;	O-2	Office District;
SF-12/20	Single-Family Residential District;	O-3	Office District;
SF-10/18	Single-Family Residential District;	O-4	Office District;
SF-8.4/18	Single-Family Residential District;	NS	Neighborhood Service District;
SF-8.4/16	Single-Family Residential District;	LR-1	Local Retail District;
SF-7/16	Single-Family Residential District;	LR-2	Local Retail District;
SF-7/14	Single-Family Residential District;	LC	Light Commercial District;
SF-6.5/12	Single-Family Residential District;	HC	Heavy Commercial District;
SF-PH	Single-Family-Patio Home District;	C/W	Commercial/Warehouse District;
SF-A	Single-Family-Attached Residential District;	FWY	Freeway District;
SF-TH	Single-Family Townhouse Residential District;	I-35E	Interstate Overlay District;
D	Duplex Residential District;	LI	Light Industrial District;
MF-12	Multi-Family Residential District;	HI	Heavy Industrial District;
MF-15	Multi-Family Residential District;	PD	Planned Development District;
MF-18	Multi-Family Residential District;	TC	Transit Center District;
MHP	Mobile Home Park Residential District;	CC	Corporate Commercial District;
O-1	Office District;	GWY	Gateway Overlay District;
		HP	Historic Preservation Overlay District

(Ord. No. 1705, 05/07/91); (Ord. No. 1739, 10/01/91); (Ord. No. 1932, 08/17/93); (Ord. No. 2037, 11/15/94); (Ord. No. 2258, 04/15/97); (Ord. No. 2706, 07/16/02); (Ord. No. 2965, 04/19/05)

ART. II ZONING DISTRICTS

SECTION B. OFFICIAL ZONING MAP.

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

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

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

ART. II ZONING DISTRICTS

9. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.
10. The existing zones or district boundaries are hereby re-established and district name designations are and shall be changed as follows:

CHANGE OF ZONING DISTRICT NAME DESIGNATION

	FROM		TO
(R-1)	Single-Family District	(SF-12/20)	Single-Family District
(R-2)	Single-Family District	(SF-10/18)	Single-Family District
(R-3)	Single-Family District	(SF-8.4/16)	Single-Family District
(R-4)	Single-Family District	(SF-7/14)	Single-Family District
(A)	Apartment District	(MF-18)	Multi-Family District
(GA)	Garden Apartment District	(MF-15)	Multi-Family District
(MF-1)	Multi-Family District	(MF-18)	Multi-Family District
(MF-2)	Multi-Family District	(MF-15)	Multi-Family District
(MF-3)	Multi-Family District	(MF-12)	Multi-Family District
(MF-15)	Multi-Family District	(MF-12)	Multi-Family District
(MF-20)	Multi-Family District	(MF-15)	Multi-Family District
(MF-25)	Multi-Family District	(MF-18)	Multi-Family District
(O)	Office District	(O-2)	Office District
(LR)	Local Retail District	(LR-2)	Local Retail District
(C)	Commercial District	(HC)	Heavy Commercial District
(I)	Industrial District	(LI)	Light Industrial District

(Ord. No. 1557, 07/11/89) (Ord. No. 1739, 10/01/91)

ART. II ZONING DISTRICTS

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