

**ARTICLE VI.  
(IH) INTERIM HOLDING DISTRICT REGULATIONS**

**SECTION A. PURPOSE.**

1. The (IH) Interim Holding District is intended to promote orderly, timely, economical growth, and to recognize current land use conditions.
2. The (IH) Interim Holding District is to be used as a temporary classification for land that is annexed into the City of Carrollton.
3. The Planning and Zoning Commission shall initiate proceedings on its own motion as soon as practicable to give newly annexed territory a permanent zoning designation.
4. Land shall not remain in the (IH) Interim Holding District permanently, except under the following conditions:
  - a. This district may be used as a reserve area in which the future growth of the city might occur. This zoning district is suitable for areas where development is premature because of a lack of adequate utilities, capacity, or service, or where the ultimate land use has not been determined;
  - b. This district may be used to protect and provide open space buffers around those areas that are unsuitable for development because of physical constraints (such as flooding) that pose potential health, environmental, or safety hazards. The use of the land shall be permanently restricted to those uses prescribed herein until such time as the property is shown to be suitable for development and is zoned to a different zoning classification.

**SECTION B. PRINCIPAL USES.**

No land shall be used and no structure shall be erected for, converted to, or used for any principal use other than such uses as are allowed in the (IH) Interim Holding District, in accordance with Article V of this ordinance. (*Ord. No. 1705, 05/07/91*)

**SECTION C. ACCESSORY USES.**

No land shall be used and no structure shall be erected for, converted to, or used for any accessory use other than such uses as are allowed in the (IH) Interim Holding District, in accordance with Article V of this ordinance. (*Ord. No. 1705, 05/07/91*)

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**SECTION D. SPECIAL USE PERMITS.**

Uses requiring approval of a Special Use Permit shall be allowed in the (IH) Interim Holding District only in accordance with Articles V and XXI of this ordinance.

The following additional use shall be allowed in the (IH) Interim Holding District only upon approval of a Special Use Permit in accordance with Article XXI of this ordinance:

1. One single-family detached structure, and permitted accessory uses, located on a parcel of land of less than five acres in size; provided that such parcel has not been created by subdivision plat or metes and bounds conveyance subsequent to the effective date of this ordinance, or the date of annexation of such parcel, whichever is later. (*Ord. No. 1705, 05/07/91*)

**SECTION E. PROHIBITED USES.**

The following uses shall be specifically prohibited in the (IH) Interim Holding District:

1. Any structure erected or land used for other than one or more of the uses specifically permitted pursuant to this Article and Article V of this ordinance;
2. Any use of property that does not meet the required minimum lot size; front, side or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage or any other standard as herein required, except as provided in Article XXVIII of this ordinance;
3. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district. (*Ord. No. 1705, 05/07/91*)

**SECTION F. SPECIAL HEIGHT REGULATIONS.**

1. Flagpoles, roof gables, chimneys, communication equipment, and vent stacks may extend for an additional height not to exceed 15 feet from the maximum height limit of a structure to the highest point of any flagpole, roof gable, chimney or vent stack.
2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one steeple, dome or spire per lot, tract or project.
3. Municipal water towers and sports lighting facilities, utility poles and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article.
4. Water tanks, cooling towers, schools, institutional buildings, silos, barns, and ancillary buildings and

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facilities of a church, synagogue or temple, exclusive of the main sanctuary, such as a gymnasium or classroom building, may be erected to exceed 25 feet in height, as such building height is determined pursuant to Article XXXIV of this ordinance, provided that one additional foot shall be added to the front, rear and side yard setback requirements for each foot that such structures exceed 25 feet in height. Such structures shall not exceed 36 feet in height, except as provided in Section F(1) hereinabove.

The requirements established herein for additional setbacks shall not apply to the sanctuary building of a church, synagogue or temple which is in excess of 25 feet in height. (*Ord. No. 2572, 11/07/00*)

**SECTION G. SPECIAL YARD REGULATIONS.**

**1. SPECIAL FRONT YARD REGULATIONS:**

- a. Open and unenclosed terraces and porches may project into the required front yard for a distance not to exceed five feet; provided, however, that no supporting structure for such extensions shall be located within the required front yard.
- b. The supporting structure of an open, unenclosed carport may project into the required front yard for a distance not to exceed five feet; provided, however, that the canopy of such carport shall not be allowed to extend into the required front yard beyond such supporting structure.
- c. Every part of a required front yard shall be open and unobstructed from a point 30 inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply, however, to living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, basketball goal supports and similar structures, fountains, overhead service lines and poles for utilities, or fences, which shall be situated and constructed in accordance with the applicable codes of the City of Carrollton. (*Ord. No. 1947, 10/19/93*)
- d. The location, placement and dimensions of any sign located within this District shall be permitted in accordance with the applicable sections of the Sign Ordinance. (*Ord. No. 1947, 10/19/93*)

**2. SPECIAL FRONT, REAR AND SIDE YARD REGULATIONS:**

- a. The ordinary extensions of window sills, awnings, belt courses, cornices, roof overhangs, eaves, chimneys, and other architectural features may extend an additional 24 inches into a required yard.
- b. The provisions contained in Section G(1)(a) and (b) of this Article shall also apply to the required exterior side yard, as herein defined. (*Ord. No. 1641, 07/17/90*); (*Ord. No. 1844, 11/03/92*)

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**SECTION H. IRREGULAR SHAPED LOTS:**

Irregular or pie shaped lots or parcels, or any lot or parcel located on an "eyebrow", cul-de-sac or curved portion of a street, may be required to demonstrate on a subdivision plat submitted for approval the ability to accommodate a building envelope for a structure meeting the minimum floor area as required herein. Such building envelope shall be established consistent with all required setback lines, which shall be computed inclusive of any easements which may exist on the lot or parcel. It is the intent of this paragraph to ensure that adequate area exists to allow proper placement of a structure on any irregular or pie shaped lot or parcel, or any lot or parcel located on an "eyebrow", cul-de-sac or curved portion of a street. (Reference Figure 1.2, Appendix A)

**SECTION I. SIDEWALKS.**

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

**SECTION J. SPECIAL OFF-STREET PARKING REGULATIONS.**

1. A private garage shall be rear or side entry. The front face of a garage, which shall be defined as that portion of the garage used for vehicular access, shall not directly face a public street, unless otherwise specifically approved by the City Council. A garage may be allowed to face a public street, however, provided:
  - a. That such garage is located behind the main structure or residence; or
  - b. That the main structure is located on a lot within a subdivision for which an approved plat was filed with the appropriate county clerk prior to July 19, 1988, and where such subdivision plat did not provide for the direct access of the lot to an alley (*Ord. No. 1947, 10/19/93*); or
  - c. That natural physical features preclude the establishment of a side or rear entry garage, or the placement of the garage behind the main structure or residence. Such determination shall be made by action of the City Council.

**SECTION K. MISCELLANEOUS REQUIREMENTS.**

1. SATELLITE TELEVISION RECEPTION DISHES:

For any satellite television reception dish with a dish diameter in excess of two and one-half feet, the following shall apply:

- a. Satellite television reception dishes shall be ground-mounted only, with a diameter not greater than 10 ½ feet and a height, at any position, not to exceed 12 ½ feet above ground level. A satellite television reception dish shall not be located in front of the main structure or the front building line. Such satellite television reception dish shall be screened in accordance with Article XXV of this ordinance.

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- b. No lettering, logo, or any advertising or other writing shall appear on the face or back of such reception dish, except the name of the manufacturer, distributor or seller of such reception dish, provided that such lettering does not exceed two inches in height. (*Ord. No. 1947, 10/19/93*); (*Ord. No. 2099, 09/05/95*)

2. ACCESSORY STRUCTURES:

- a. Accessory buildings or structures shall not be located in front of the main structure, nor within the designated front yard of any lot or parcel, except as allowed in Section G(1) of this Article. (*Ord. No. 1557, 07/11/89*)
- b. Where an accessory building or structure is located in the side yard of any lot or parcel, as such side yard is determined relative to the main structure, and where such side yard does not overlap or occur coincident with the designated rear yard, such accessory building or structure shall be screened from the view of any adjacent public street.

Where an accessory building or structure is located in the side yard adjacent to a public street, as such side yard is determined relative to the main structure, such accessory building or structure shall be screened from the view of the adjacent street. This provision shall also apply to accessory buildings or structures located in the portion of the side yard which overlaps or occurs coincident with the designated rear yard. (Reference Figure 4.4, Appendix A)

The provisions of this sub-section shall not apply to a garage or carport which directly accesses an adjacent public street. (*Ord. No. 1641, 07/17/90*); (*Ord. No. 1947, 10/19/93*)

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SECTION L. HEIGHT AND AREA REGULATIONS.

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1. Minimum lot area	5 acres
2. Minimum floor area of dwelling unit (Square feet of living area)	1,600
3. Maximum height of structure	36'
4. Maximum building coverage (As a percentage of total lot area) (Percent of lot area which can be covered by buildings) ( <i>Ord. No. 1844, 11/03/92</i> )	25%
5. Minimum brick or stone content, exterior (All dwelling structures in the (IH) Interim Holding District, excluding mobile homes, shall have a percentage of the total exterior walls not less than specified herein below the first floor top plate line, excluding doors, garage doors, and windows, constructed of brick or stone, unless otherwise approved by the City Council.)	60%
6. Minimum distance between structures on the same lot or parcel	
a. From main structure to accessory structures	0'
b. From main structure to swimming pool, sauna, hot tub, antenna, carport, or satellite dish ( <i>Ord. No. 1557, 07/11/89</i> ); ( <i>Ord. No. 1641, 07/17/90</i> ); ( <i>Ord. No. 1844, 11/02/92</i> )	0'
7. Minimum distance from public right-of-way, alley, or street or alley easement to entrance of a garage or enclosed carport. (Where the applicable front, rear, or side yard requires a greater setback, such front, rear, or side yard setback shall apply) ( <i>Ord. No. 1641, 07/17/90</i> )	18'
8. Minimum lot frontage on a public street (Measured at the front building line)	100'
9. Minimum lot depth (Length of side lot lines)	150'
10. Minimum depth of front setback (Measured from front property line to any structure)	40'

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11. Minimum width of side setback  
(Distance between structure and any property line not deemed a front or rear yard)
- a. Main Structure
    - 1. Internal lot or abutting an alley 8'  
(Ord. No. 1641, 07/17/90)
    - 2. Abutting a freeway, freeway frontage road, or an arterial thoroughfare 40'  
(As identified on the Carrollton Transportation Plan)  
(Reference Article XXVIII)
    - 3. Abutting a collector thoroughfare or any other type of street 25'  
(Reference Article XXVIII)
  - b. Accessory Structures
    - 1. Swimming pool, sauna, hot tub, or accessory structure 0'  
(Ord. No. 1739, 10/01/91); (Ord. No. 1844, 11/03/92)
12. Minimum depth of rear setback  
(Measured from rear property line to any structure)
- a. Main structure 20'
  - b. Accessory structure 0'  
(Ord. No. 1844, 11/03/92)
  - c. Swimming pool, sauna, hot tub, or satellite dish 0'  
(Ord. No. 1844, 11/03/92)
13. Minimum required off-street parking spaces Reference Article XXIV of this ordinance

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