

ARTICLE XVI.1.
(I-35E)
INTERSTATE OVERLAY DISTRICT
(Entire Article Established, Ord. No. 2258, 04/15/97)

SECTION A. PURPOSE

The (I-35E) Interstate Overlay District is established to encourage new development and redevelopment along the IH-35E corridor within the boundary of the (FWY) Freeway District. The limits of the (I-35E) Interstate Overlay District shall reflect the location of the majority of the small or oddly-shaped parcels of property which would have a practical difficulty in developing under the standards of the (FWY) Freeway district.

SECTION B. PRINCIPAL AND ACCESSORY USES.

No land shall be used and structure shall be erected for, converted to, or used for any principal or accessory use other than such uses as allowed in the underlying zoning district, in accordance with Article V of this ordinance, except as provided for in Section K(7) of Article XVI.

SECTION C. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in the underlying zoning district only in accordance with Articles V and XXI of the Comprehensive Zoning Ordinance, except as provided for in Section K(7) of Article XVI.

SECTION D. PROHIBITED USES.

Those uses which are specifically prohibited in the underlying district shall not be allowed, except as provided for in Section K(7) of Article XVI.

SECTION E. HEIGHT AND AREA REGULATIONS.

All uses and structures in the (I-35E) Interstate Overlay district shall be developed in accordance with the standards of Article XVI, (FWY) Freeway district, except as provided for the following:

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	<u>1-6 Story Structures</u>
1. Minimum lot area (Square feet)	10,000
2. Maximum building coverage (Percent of lot area which can be covered by building(s))	75%
3. Minimum lot frontage on a public street (Measured at the front building line)	
a. Abutting a state or federally designated freeway, freeway frontage road or arterial thoroughfare (As identified on the Carrollton Transportation Plan)	100'
b. All others	75'
4. Minimum lot depth (Length of side lot lines)	100'
5. Minimum depth of front setback (Measured from front property line to any structure)	
a. Abutting a state or federally designated freeway, freeway frontage road or arterial or collector thoroughfare (As identified on the Carrollton Transportation Plan)	50'
b. Multiple frontage lot not abutting a state or federally designated freeway and where at least one of the remaining lot frontages is required to meet the 50' setback	25'
c. Lots abutting the west side of Broadway	25'
d. All others	25'
6. Minimum depth of rear setback	
a. Lots abutting the west side of Broadway	25'

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SECTION F. MISCELLANEOUS REQUIREMENTS.

Unless otherwise provided for in this Article, all other screening requirements, special height regulations, special yard regulations, sidewalks, special off-street parking, loading and service areas; and any other miscellaneous requirements shall be provided in accordance with Article XVI, (FWY) Freeway District.

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