

ARTICLE XX.1.
(CC)
CORPORATE COMMERCIAL DISTRICT
(Entire Article Established, Ord. No. 1932, 08/17/93)

SECTION A. PURPOSE AND CONCEPT.

1. The (CC) Corporate Commercial District is intended to establish development standards to promote a high quality, campus-style corporate and business community.
2. The (CC) Corporate Commercial District is intended to promote development which recognizes the importance of physical features and natural amenities in the area. It also includes provisions for private open space that is integrated into the overall site, and development of the property in a manner that, where practical, preserves the drainage ways in their "natural" state.
3. The dominant concept of the (CC) Corporate Commercial District is an open, campus-style setting, characterized by one or more buildings surrounded by a well landscaped area. These buildings should be generally low-rise structures. Courtyards, plazas, hardscape, open grassy areas, berms, trees, impressive entry drives, and unobtrusive parking characterize campus sites. In the campus setting, site density, as measured by floor area ratios (FAR) should be generally low. Parking should generally be surface parking with some use of low-rise parking structures. Landscaping and elevation change should minimize the views of parked cars for both employees and the public.
4. In areas where the physical features and natural amenities do not exist or are limited in nature, the established development standards are intended to provide a similar feel to the site. In those areas of the district where physical constraints limit the ability of campus-style development, mid- and high-rise structures are not inconsistent with the overall concept of the district.
5. While it is not the intent for this to be a retail district, it is recognized that retail and service uses typically play a supporting role to the corporate commercial concept. With this in mind, it is intended, within the (CC) Corporate Commercial District, to encourage limited retail and service uses at centers or nodes within 1,000 feet of major street intersections and within 500 feet of selected minor street intersections. It is also intended to allow for limited retail and service uses within the commercial buildings themselves.

Siting of these structures should be sensitive to visibility and development quality, and orient well to the major streets and adjacent properties. The location of structures should reflect the internalization of activities within the site, reflect consideration of neighboring developments, and vehicular and pedestrian access and circulation.

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 that are allowed in the (CC) Corporate Commercial District, in accordance with Article V of this ordinance.

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SECTION C. SPECIAL USE PERMITS.

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

SECTION D. CONDITIONAL USES.

1. DESIGNATION OF CONDITIONAL USES:

Certain uses shall be allowed in the (CC) Corporate Commercial District in accordance with the special conditions set forth below. Such conditional uses are identified for the (CC) Corporate Commercial District in Article V of this ordinance with the "___"C designation, and shall be allowed only as follows:

- a. If the designation for the specified use in Article V of this ordinance is **XC**, as applicable to the (CC) Corporate Commercial District, such conditional uses shall be allowed by right only as follows.
 - i. Within one thousand feet from the intersection of an arterial street and another arterial street, or within five hundred feet from the intersection of an arterial street and a major collector street, as designated on Figure 1 of this Article. Such distance shall be measured from the intersection of the centerlines of the rights-of-way of the streets. Development of the site shall be in accordance with Section M and Section O of this Article.

The location of the secondary retail node shall be contingent upon construction of a major collector street, as identified on the Carrollton Transportation Plan, as amended. If the Transportation Plan is amended and the collector street is relocated, it is the intent that the acreage associated with this secondary retail node be relocated accordingly with the street. Prior to any Transportation Plan amendment, all property owners located within 500 feet of the existing secondary intersection shall be notified of the pending amendment, or;

- ii. In a building greater than 50,000 square feet in floor area and at least three stories in height, provided:
 - a) The use occupies less than or equal to 3,000 square feet of floor area, and;
 - b) The use is located on the first or second floor, and;
 - c) The use has no signs advertising or identifying itself outside of the building it is located in, and;
 - d) All access to the use is attained from inside the building, and;
 - e) The total area of conditional uses, with the exception of those specifically listed in Section D(2)(a) below, shall not exceed 40 percent of the total square footage of the building the uses are located in, unless otherwise approved by the City Council.
- b. If the designation for the specified use in Article V of this ordinance is **AC**, as applicable to the (CC) Corporate Commercial District, such conditional use shall be allowed only as an accessory use in accordance with the provisions of Section D (1)(a) above and (2) below;
- c. If the designation for the specified use in Article V of this ordinance is **SC**, as applicable to the

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(CC) Corporate Commercial District, such conditional use shall be allowed only upon approval of a special use permit, and in accordance with the provisions of Section D (1)(a) above and (2) below, and;

- d. If the designation for the specified use in Article V of this ordinance is **SAC**, as applicable to the (CC) Corporate Commercial District, such conditional use shall be allowed only as an accessory use, and only upon approval of a special use permit in accordance with the provisions of Section D (1)(a) above and (2) below.

2. APPLICABLE CONDITIONS:

The following conditions shall apply to all uses identified for the (CC) Corporate Commercial District in Article V of this ordinance with the "___"C designation.

a. WAREHOUSING, MANUFACTURING, AND ASSEMBLY USES:

No warehousing, manufacturing, and/or assembly use, and/or the repair and servicing of items manufactured or assembled in this district, or combination thereof, as herein defined, listed for the (CC) Corporate Commercial District with the suffix "C" in Article V, Section C, of this ordinance, shall be allowed as the principal use of the building such use(s) is located in, unless otherwise approved by City Council.

b. RESTAURANTS:

A restaurant which is located more than one thousand feet from the intersection of two arterial streets, or more than 500 feet from the intersection of an arterial street and a major collector street, as designated on Figure 1 of this Article, shall be required to meet the following conditions:

- i. The restaurant shall be located in a building that is greater than 50,000 square feet in floor area and is at least three stories in height, and;
- ii. The restaurant occupies five percent or less of the total floor area square footage of the building.

c. DAY CARE CENTER OR NURSERY SCHOOL:

Day care centers or nursery schools shall require a special use permit in accordance with Article XXI of this ordinance. In addition, a day care center or nursery school that is located outside of one of the retail/service nodes depicted in Figure 1 shall be located in a building that is greater than 50,000 square feet in floor area and is at least three stories in height, provided:

- i. The use is located on the first or second floor, and;
- ii. The use has no signs advertising or identifying itself outside of the building it is located in, and;
- iii. All access to the use is attained from inside the building.

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SECTION E. PROHIBITED USES.

The following uses shall be specifically prohibited in the (CC) Corporate Commercial District:

1. Any structure erected or land used for any use 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 by Article XXVIII of this ordinance.
3. The storage of equipment, materials or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

SECTION F. SCREENING REQUIREMENTS.

1. SCREENING WALL:

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 Article XXV of this ordinance, except as otherwise provided herein.

- a. Screening walls shall not be allowed in any landscape setback which is adjacent to a public thoroughfare.
- b. Solid opaque fencing, such as masonry, is prohibited, except as a screening wall, to satisfy the requirements of Article XXV, Section C of this ordinance.

2. OFF-STREET PARKING:

Areas which are used for the off-street parking of motor vehicles in connection with any use permitted within the (CC) Corporate Commercial District shall be screened from any adjacent common drive for the site by a landscaped earthen berm constructed to a minimum height of three feet. Side slopes of such berm shall have a minimum of three feet of horizontal distance for each one foot of height.

In lieu of the required earthen berm, any combination of live plant material, berming, or masonry fence shall be permitted, provided that such combination creates a solid visual barrier of not less than three feet nor greater than four feet in height at the time of planting, measured at the finished grade of the parking area.

SECTION G. SPECIAL HEIGHT REGULATIONS.

1. Flagpoles, cooling towers, roof gables, roof-mounted communication antennas and satellite television reception dishes, chimneys and vent stacks, elevator bulkheads, penthouses and mechanical equipment, and parapet walls 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 church steeple, dome, spire, flagpole, cooling tower, roof gable, roof-mounted communication antenna or satellite television reception dish,

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chimney, vent stack, elevator bulkhead, penthouse and mechanical equipment, or parapet wall.

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. (*Ord. No. 2572, 11/07/00*)

SECTION H. SPECIAL YARD REGULATIONS.

1. SPECIAL FRONT YARD REGULATIONS:

- a. Every part of a required front yard shall be opened 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 to guard houses approved by the City Council, living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, 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.
- b. The location, placement, and dimensions of any sign located within this district shall be permitted in accordance with the applicable provisions of the Sign Ordinance of the City of Carrollton.

2. SPECIAL FRONT, REAR, AND SIDE YARD REQUIREMENTS:

- a. The ordinary extensions of window sills, awnings, wall-mounted signs, eaves, balconies, belt courses, cornices, roof overhangs, canopies, and other architectural features may extend an additional 10 feet into the required front yard, and an additional five feet into the required rear or side yard.

3. SPECIAL REAR AND SIDE YARD REGULATIONS:

- a. No rear or side yard setback shall be required where such rear or side yard abuts:
 - i. Railroad tracks, including sidings and spurs;
 - ii. Water body or stream course;
 - iii. Any area dedicated to permanent open space, such as a channel easement.
- b. If such rear or side yard is adjacent to (SF) single-family zoned property, the applicable rear or side yard shall apply, even though one of the items listed in Section H(3)(a) above separates the single-family zoned property from the property zoned (CC) Corporate Commercial. The width of those items listed in Section H(3)(a) above, may be incorporated into the required rear or side yard setback.

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4. SPECIAL SIDE YARD REGULATIONS:

- a. A structure shall be permitted to have one or both side walls coincident with the parcel or lot line, except under the following circumstances:
 - i. The wall in question is adjacent to (SF) single-family zoned property;
 - ii. The wall in question is adjacent to any street.

In such circumstances, the applicable setback listed in Section N (12) of this Article shall apply.

- b. The side yard setback for the exterior wall which is not designated coincident with the lot line shall be established in accordance with the following:
 - i. Where a single building or structure is subdivided whereby individual tenant spaces are created on separately platted lots, the side yard setback for the exterior walls which are not coincident with the lot lines shall be established in accordance with Section N (12) of this Article.
 - ii. Where a single building or structure is located on a separately platted lot, and where the exterior wall which is not designated coincident with the lot line faces the exterior wall of a building located on the abutting lot line of the adjacent lot, the side yard setback for such building shall be the cumulative total of both required side yards for the particular type of building if such building had not been established at the zero lot line. In all other instances, the side yard of the exterior wall which is not coincident with the lot line shall be established in accordance with Section N (12) of this Article.
- c. In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply.
- d. Approval of a zero lot line yard in accordance with the provisions of this subsection shall not be construed as, nor constitute, a variance, reduction, modification or exemption from any other provision or requirement of this Article, or any applicable building or fire code of the City of Carrollton.

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.

SECTION J. SPECIAL OFF-STREET PARKING REGULATIONS.

Parking shall be provided in accordance with Article XXIV of this ordinance, except as otherwise provided herein.

- 1. The maximum height of any parking structure within the (CC) Corporate Commercial District shall be two levels, not to exceed 25 feet. However, parking structures located behind the main structure and not visible from any adjacent street, and which meet all applicable requirements of this Article may be constructed to a maximum height of six levels, not to exceed 75 feet. At no time however,

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shall any parking structure be taller than the main structure on the same lot or parcel.

2. No parking area shall contain greater than 200 parking spaces. If a greater number of spaces is required, separate parking areas of not more than 200 spaces shall be provided. These parking areas shall be separated by a landscaped area with a minimum width of 10 feet, and be landscaped in accordance with Article XXV, Section B(7)(e) of this ordinance. 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 for any property zoned to the (CC) Corporate Commercial District.

SECTION K. SPECIAL OFF-STREET LOADING AND SERVICE AREA REQUIREMENTS.

1. Where the provision of off-street loading and service areas is necessary for the uses permitted within the (CC) Corporate Commercial District, such areas shall be provided in accordance with Article XXIV of this ordinance, except as otherwise provided herein.
 - a. 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 shall not be located within the designated front yard of any structure; nor shall such facilities face directly upon any arterial thoroughfare, as designated on the Carrollton Transportation Plan, when located within 200 feet of any arterial thoroughfare, unless such facilities are screened in accordance with Section K(1)(b) below.
 - b. 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 200 feet of any freeway, freeway frontage road, or arterial thoroughfare, and which face less than 45 degrees from such street, shall be screened from the view of the street by a solid, opaque wall or fence of not less than six feet in height, measured at the highest finished grade, constructed in accordance with the standards prescribed by the City of Carrollton. However, if the combination of landscaping and berming provided in the landscape setback provides screening which is similar to the screening that would be provided by the solid opaque masonry wall, the screening wall may not be required.

Otherwise, the location, setbacks, and screening requirements for such facilities shall be in accordance with Article XXIV of this ordinance.
 - c. Service areas provided incidental to a gasoline service station shall be exempted from the siting criteria established in Section K(1)(a) and the screening criteria established in Section K(1)(b).

SECTION L. MISCELLANEOUS REQUIREMENTS.

1. ACTIVITIES WITHIN AN ENCLOSED BUILDING:

All business operations and activities within the (CC) Corporate Commercial District shall be conducted completely within an enclosed building, and in no instance shall any outside activity be

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permitted in this district, except for off-street parking or loading; drive-in or drive-through window at a financial institution, prescription pharmacy, or dry cleaning establishment; outdoor dining in conjunction with a restaurant; or material recycling collection bin.

2. UTILITIES:

All utilities located within 200 feet of the front property line which will serve any lot or parcel within the (CC) Corporate Commercial District, shall be installed underground, except for any transmission lines or feeder lines, either existing or proposed, located within the (CC) Corporate Commercial District, provided that such transmission or feeder lines 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 for 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. SATELLITE TELEVISION RECEPTION DISHES:

Satellite television reception dishes located within the (CC) Corporate Commercial District shall not be located in front of the main structure or the front building line, and shall not be erected closer than three feet to any rear or side property line. Ground-mounted satellite television reception dishes shall be screened in accordance with Article XXV of this ordinance.

When the site upon which a ground mounted satellite television reception dish is located adjacent to any residentially zoned property, the maximum overall height of the dish at any position, shall be as follows:

- a. Not to exceed 10 feet when located closer than 25 feet to any residentially zoned property;
- b. Not to exceed 25 feet when located between 25 and 65 feet from any residentially zoned property;
- c. Not to exceed 40 feet when located between 65 and 100 feet from any residentially zoned property;
- d. Not to exceed 50 feet when located between 100 and 150 feet from any residentially zoned property;
- e. Not to exceed 75 feet when located in excess of 150 feet from any residentially zoned property.

No lettering, logo, or any form of advertising or other writing shall appear on the face or back of any dish, except the name of the manufacturer, distributor, or seller of such dish, provided that such lettering does not exceed two inches in height.

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4. LANDSCAPING:

Landscaping shall be provided on the premises of any property within the (CC) Corporate Commercial District in accordance with Article XXV of this ordinance, except as otherwise provided herein.

- a. All landscape plans developed for property zoned to the (CC) Corporate Commercial District, 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. Landscape Setback:
 - i. A 50 foot landscape setback, coincident with the applicable front, side, and/or rear setback, shall be provided adjacent to all streets and street easements in the (CC) Corporate Commercial District. Landscaping within the setback shall be installed by the developer in accordance with the provisions of this Article.
 - ii. Trees shall be provided within the landscape setback at a minimum ratio of 25 trees per acre of landscape setback.
 - a) Trees shall be of at least three inches in trunk diameter at the time of planting, measured 12 inches above grade, and shall be maintained in a living and growing condition; and
 - b) Trees shall be planted at intervals of not greater than 40 feet, measured on center; and
 - c) At least three-fourths of the tree dripline area must be in permeable area.
 - iii. Existing trees of not less than three inches in trunk diameter, measured 12 inches above grade, may be utilized to satisfy the requirements of subsection (4)(b)(2) above, provided that:
 - a) Such trees shall be located in accordance with subsections (4)(b)(2)(B) and (4)(b)(2)(C) above; and
 - b) There shall be no damaging changes in the original grade of the dripline area of such existing trees.
 - iv. Landscaped earthen berms shall be provided within the landscape setback. The berms shall be constructed to a minimum height of three feet and a maximum height of six feet. Side slopes of such berms shall have a minimum of three feet of horizontal distance for each one foot of height.
 - v. No site improvements other than landscaping shall be installed in the landscape setback except for:
 - a) Structures below and covered by the ground;
 - b) Steps, crossing driveways, curbing, sidewalks, pedestrian plazas, benches and related hardscape;
 - c) Planter and retaining walls (other than screening walls);
 - d) Underground utilities and related utility equipment to the extent such is required by utility companies and is screened as required; and
 - e) Signage as allowed per the Sign Ordinance of the City of Carrollton.

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- c. Any outdoor parking lot that contains 15 or more parking spaces shall have not less than five percent of the interior of such lot landscaped in accordance with Article XXV, Section B(7)(e) of this ordinance. This landscaped area may be counted towards the on-site required landscaping.
- d. Alternative landscaping options identified in Article XXV, Section B(2)(b) and Section B(5) of this ordinance shall not be applicable for any property zoned to the (CC) Corporate Commercial District.

5. PUBLIC FACILITIES.

- a. Sites for the public facilities listed below shall be developed in accordance with this Article, except as otherwise provided herein.
 - i. Civil Defense, Fire, or Police Station;
 - ii. Telephone Exchange Station;
 - iii. Electricity Regulating Substation;
 - iv. Public Recreation or Community Center, Athletic or Recreation Facility.

Minimum lot area (Square feet)	Minimum lot depth	Minimum lot width	Berms required in landscape setback
20,000	125'	125'	Yes

- b. Sites for the public facilities listed below shall be developed in accordance with this Article, except as otherwise provided herein.
 - i. Radio Broadcasting or Communications Tower;
 - ii. Telephone Relay Tower;
 - iii. Natural Gas Pressure Control Station;
 - iv. Water or Sewage Pressure Control Station;
 - v. Water Storage;
 - vi. Public Park.

Minimum lot area (Square feet)	Minimum lot depth	Minimum lot width	Berms required in landscape setback
20,000	125'	125'	No

6. ACCESSORY STRUCTURES (Ord. No. 3144, 06/05/07)

- a. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory buildings or structures.

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- b. All accessory structures shall be considered as main structures and shall comply with all the building and zoning requirements for main structures in that district with the following exceptions:
 - i. Public schools: Public schools shall be permitted to use modular classrooms on-site as attendance requires.
 - ii. Churches: A maximum of one accessory building with a floor area in excess of 120 square feet shall be permitted per lot or adjoining lots under a single ownership for churches. (All additional accessory buildings shall be considered main structures.)
 - a) This structure shall not be located in front of the main structure, nor within the designated front yard of any lot or parcel.
 - 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.
 - c) Accessory structures shall be prohibited in the side yard, as such side yard is determined relative to the main structure, where such accessory structure is located between the main structure and a public street.
 - d) Accessory buildings with a floor area greater than 120 square feet, but less than 240 square feet, shall have a metal or exterior grade wood siding unless the building is constructed in accordance with Section N, Height and Area Regulations, of this Article. Exterior construction materials for accessory buildings 240 square feet or greater shall be similar in type and in equivalent ratios of materials used on the exterior façade of the existing main structure on the lot.
 - e) Accessory buildings with a floor area in excess of 600 square feet or with a building height over 15 feet, with or without a utility meter separate from the main building, shall be permitted only upon approval of a Special Use Permit.

SECTION M. REQUIREMENTS FOR "___"C, CONDITIONAL USES.

1. SCREENING WALL:

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 Article XXV of this ordinance, except as otherwise provided herein.

- a. All screening walls provided in connection with any "___"C, conditional use shall be constructed of full-width brick or stone, and shall otherwise be constructed in accordance with the Engineering Design Standards of the City of Carrollton. Concrete panel, poured-in-place textured concrete, "brickcrete" and other similar construction shall be prohibited.

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2. LANDSCAPING:

Landscaping shall be provided in accordance with Article XXV of this ordinance, except as otherwise provided herein.

- a. A 20 foot landscape 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 listed below:
 - i. One shade tree, a minimum three inch caliper at the time of planting, or three ornamental trees, a minimum of six feet in height at the time of planting, for each 50 linear feet of street frontage, and either;
 - ii. A landscape planting of 16 evergreen shrubs, a minimum five gallon size at the time of planting, for every 50 linear feet of street frontage, planted in groupings or hedgerow style, a maximum of three feet on center, or;
 - iii. A landscaped earthen berm constructed to a minimum height of three feet. Side slopes of such berm shall have a minimum of three feet of horizontal distance for each one foot of height, or;
 - iv. A combination of a three foot high landscaped berm and evergreen shrubs.
- b. Any outdoor parking lot that contains 15 or more parking spaces shall have not less than five percent of the interior of such lot landscaped as follows:
 - i. One shade tree, a minimum three inch caliper at the time of planting, or three ornamental trees, not less than six feet in height at the time of planting for every 15 parking spaces. This landscaped area may be counted towards the on-site landscaping requirement, as established in Article XXV of this ordinance.
- c. Alternative landscaping options identified in Article XXV, Section B(2)(b) and Section B(5) of this ordinance shall not be applicable to any property identified if SECTION D (1)(a)(1) of this Article.

3. SERVICE STATION PUMP ISLANDS:

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

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SECTION N. HEIGHT AND AREA REGULATIONS.
(ONE – THREE STORY STRUCTURES)

		<u>1 STORY STRUCTURE</u>	<u>2 STORY STRUCTURE</u>	<u>3 STORY STRUCTURE</u>
	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.	Minimum lot area (square feet)	40,000	40,000	40,000
2.	Maximum height of structure	17'	25'	37'
3.	Maximum floor area ratio (FAR)	0.65:1	1.3:1	2:1
4.	Maximum building coverage (As a percentage of total lot area)	65%	65%	65%
5.	Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face) or pre-cast concrete panels (except unpainted) unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) <i>(Ord. No. 2572, 11-04-00)</i>	80%	80%	80%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	80%	80%	80%
7.	Minimum amount of landscaped area (As a percentage of total lot area)	(Reference Section L(4) and See Article XXV of this ordinance)		
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'
9.	Minimum lot depth (length of side lot lines)	100'	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	50'	50'	50'

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		<u>1 STORY STRUCTURE</u>	<u>2 STORY STRUCTURE</u>	<u>3 STORY STRUCTURE</u>
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	50'	65'	65'
	i. 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.			
	ii. 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.	50'	130'	130'
	b. Abutting any type of street	50'	50'	50'
	c. All other side setbacks shall be in accordance with the building codes of the City of Carrollton. (In the event that a fire lane is provided within a designated 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			
	i. 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.	50'	65'	65'
	ii. 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.	50'	130'	130'
	b. Abutting property zoned other than (SF) single-family	50'	50'	50'
	c. Abutting any type of street (In the event a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	50'	50'	50'
13.	Minimum distance between structures on the same lot or parcel	0'	0'	15'
14.	Minimum required off-street parking spaces	(Reference Article XXIV of this ordinance)		

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**SECTION N. HEIGHT AND AREA REGULATIONS.
(FOUR – SIX STORY STRUCTURES)**

		<u>4 STORY STRUCTURE</u>	<u>5 STORY STRUCTURE</u>	<u>6 STORY STRUCTURE</u>
	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.	Minimum lot area (square feet)	40,000	40,000	40,000
2.	Maximum height of structure	50'	63'	75'
3.	Maximum floor area ratio (FAR)	2.6:1	3.25:1	4:1
4.	Maximum building coverage (As a percentage of total lot area)	65%	65%	65%
5.	Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face) or pre-cast concrete panels (except unpainted) unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) (<i>Ord. No. 2572, 11-04-00</i>)	80%	80%	80%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	80%	80%	80%
7.	Minimum amount of landscaped area (As a percentage of total lot area)	(Reference Section L(4) and See Article XXV of this ordinance)		
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'
9.	Minimum lot depth (length of side lot lines)	100'	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	50'	50'	50'

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		<u>4 STORY STRUCTURE</u>	<u>5 STORY STRUCTURE</u>	<u>6 STORY STRUCTURE</u>
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	100'	150'	150'
	i. 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.			
	ii. 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.	200'	250'	250'
	Minimum width of side setback (continued)			
	b. Abutting any type of street	50'	50'	50'
	c. All other side setbacks shall be in accordance with the building codes of the City of Carrollton. (In the event that a fire lane is provided within a designated 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			
	i. 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.	100'	150'	65'
	ii. 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.	200'	250'	250'
	b. Abutting property zoned other than (SF) single-family	50'	50'	50'
	c. Abutting any type of street (In the event a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	50'	50'	50'
13.	Minimum distance between structures on the same lot or parcel	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)		

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SECTION O. HEIGHT AND AREA REGULATIONS FOR " __ "C USES

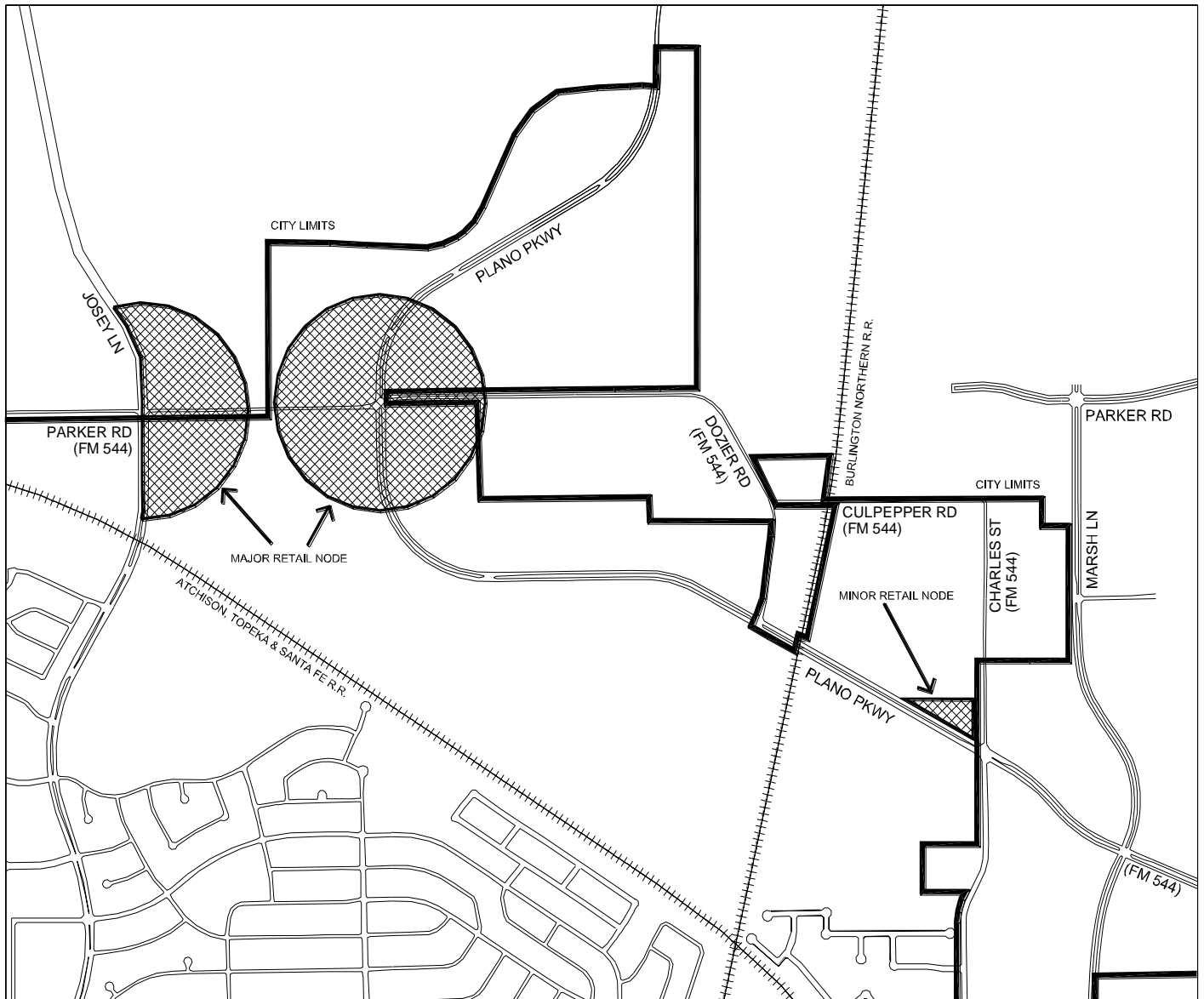
1.	Minimum site area (Square feet)	25,000
2.	Maximum height of structure	2 stories, not to exceed 25'
3.	Maximum floor area ratio (FAR) (Ratio of total building floor area to total site area)	0.8:1
4.	Maximum building coverage (percentage of total lot area) (Percent of which can be covered by building(s))	40%
5.	Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of the total exterior walls which face any public thoroughfare, or which are within seventy (70) feet of any residentially zoned property, excluding doors, windows, and window walls, constructed of brick or stone unless otherwise approved by the City Council.)	60%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	80%
7.	Minimum amount of landscaped area (as a percentage of total lot area) (Reference Section M(2) and See Article XXV of this ordinance)	
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'
9.	Minimum lot depth (Length of side lot lines)	150'
10.	Minimum depth of front setback (Measured from front property line to any structure)	
	a. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (As identified on the Carrollton Transportation Plan)	20'
	b. All others	20'
11.	Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)	
	a. Abutting any (SF) single-family zoned property	
	i. 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'
	a) One story structures, not to exceed 17' in height	65'
	b) Two story structures, not to exceed 25' in height	
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of the exterior wall, per floor above the first floor.	25'
	a) One story structures, not to exceed 17' in height	130'
	b) Two story structures, not to exceed 25' in height	
	b. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan)	20'
	c. Abutting a collector thoroughfare or any other type of street	20'
	d. All other side setbacks shall be in accordance with the applicable requirements of 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)		

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<p>12. Minimum depth of rear setback (Measured from rear property line to any structure)</p> <p>a. Abutting any (SF) single-family zoned property</p> <p>i. 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.</p> <p>a) One story structures, not to exceed 17' in height</p> <p>b) Two story structures, not to exceed 25' in height</p>		<p>25'</p> <p>65''</p>
<p>ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of the exterior wall, per floor above the first floor.</p> <p>a) One story structures, not to exceed 17' in height</p> <p>b) Two story structures, not to exceed 25' in height</p> <p>b. Abutting property zoned other than (SF) single-family</p> <p>c. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (As identified on the Carrollton Transportation Plan)</p> <p>d. Abutting any other type of street</p>		<p>25'</p> <p>130'</p> <p>10'</p> <p>20'</p> <p>20'</p>
<p>(When a fire lane is in a side yard, the applicable requirements of the Carrollton fire code shall apply)</p>		
<p>13. Minimum distance between structures on the same lot or parcel</p>		<p>10'</p>
<p>14. Minimum required off-street parking spaces</p>	<p>(Reference Article XXIV of this ordinance)</p>	

Exhibit A

Figure 1 Retail/Service Intersections



(Ord. No. 2608; 04/17/01)

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