

**ARTICLE V.
USE OF LAND AND STRUCTURES**

SECTION A. GENERAL.

1. The regulations set forth by this ordinance within each district shall be minimum regulations, and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.
2. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any structure or use for the purpose of complying with this ordinance shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other structure or use.
3. Every structure hereafter erected or altered shall be located on an official lot of record as herein defined.

SECTION B. NEW AND UNLISTED USES.

1. Because of the large number of economic activities within the national economy, some uses have been identified herein under the broad heading of its relevant economic activity. For such uses that may not be specifically listed herein, reference shall be made to Part I of the North American Industry Classification System, United States, 2017 edition, for an interpretation. Article XXXIV Definitions for uses listed herein override the North American Industrial Classification System descriptions. *(Ord. No. 1670, 11/20/90); (Ord. No. 3331, 10/06/09)*

It is recognized, however, that new types of land uses will develop, and forms of land use not currently anticipated may, from time to time, seek to locate within the City of Carrollton that are not listed within the North American Industry Classification System or not defined in Article XXXIV. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

(Ord. No. 3331, 10/06/09)

- a. The City Manager or Designee shall refer the question concerning any new or unlisted land use to the Planning and Zoning Commission, requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and the amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated, and the general requirements for public utilities, such as water and sanitary sewer.
- b. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the other uses permitted in the various districts and determine the zoning district or districts within which such use should be located.

ART. V USE OF LAND AND STRUCTURES

- c. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall approve the recommendation of the Planning and Zoning Commission, or make such determination concerning the classification of such use as it determines appropriate based upon its findings.
- d. The text of this ordinance shall be amended in accordance with the determination of the City Council, as prescribed in Article XXXI of this ordinance. Such text amendment may be initiated subsequent to, or concurrent with, the procedures stated in paragraphs (a) through (c) above.

SECTION C. USE MATRIX.

Land and structures in each of the zoning districts may be used for any of the indicated uses, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, converted, arranged, designed, or used for other than those uses specified as permitted uses in the district in which it is located, according to the Use Matrix, and in accordance with the provisions of the applicable Articles of this ordinance.

In some instances, planned developments of special use permits have been approved which provide a list of allowable uses in the amending ordinance whereby the unique numerical use code utilized in conjunction with this Article has been included in the amending ordinance. From time to time the numerical codes in this Article may be amended. Where the numerical use code contained in this ordinance creating the planned development district or special use permit is different for a particular use from the use code contained in this Article for the same use, such use shall remain valid as an allowed use to the extent permitted by the applicable planned development or special use permit ordinance. Provided, however, that such numerical use code contained in the planned development or special use permit ordinance shall become void, and have no bearing on the application of the provisions of the planned development or special use permit ordinance. *(Ord. No. 1670, 11/20/90)*

LEGEND FOR INTERPRETING USE MATRIX

- Use permitted in district indicated.
- Use prohibited in district indicated.
- S Use permitted only upon approval of a Special Use Permit. (Reference Article XXI)
- SDP Use permitted only upon approval of a Special Development Plan.
- TSP Use permitted only upon approval of a Technical Site Plan.
- A Use permitted only as an accessory use incidental to a permitted principal use on the same lot or parcel.
- T Use permitted on a temporary basis only, upon approval of the City Manager or Designee.
- Im Use permitted on an interim basis only, and located on unplatted tracts of land.
- __C Use permitted if specific conditions are met. See Article XX.1
- NEC Not elsewhere classified.
- * Refer to Article XXXIV Definitions

Use Code	Type of Use	(IH)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1, O-2)	(O-3)	(O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(FWY)	(LI)	(HI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																				Historic Square	Urban Core	Urban General	Urban Fringe		

<ul style="list-style-type: none"> • - Permitted Use [] - Prohibited Use * - Refer to Article XXXIV for definition 	<ul style="list-style-type: none"> S - Special Use Permit Required TSP - Technical Site Plan Required SDP - Special Development Plan 	<ul style="list-style-type: none"> A - Permitted as an Accessory Use T - Permitted as a Temporary Use 	<ul style="list-style-type: none"> Im - Permitted on Interim Basis Only _C - Conditional Use (See Art. XX.1)
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ACCESSORY USES

Use Code	Type of Use	(IH)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1, O-2)	(O-3)	(O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(FWY)	(LI)	(HI)	Historic Square	Urban Core	Urban General	Urban Fringe	Trinity Mills TC	Frankford TC		
C001	Accessory Use Located on a Separate Lot or Parcel from the Main Use	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S	
624120	Adult Daycare Home *	A	A	A	A	A	A														A	A	A	A	A	A	
C002	Amateur Radio/Television Towers (See Art. XXVIII) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							
C003	Automated Teller Machine (ATM)* (Ord. No. 3943, 01/14/20)							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
441120	Automobile or Light Load Truck Sales (Used) Accessory to New Automobile or Light Truck Sales Only* (Ord. No. 3891, 12/11/18)														A	A	A	A	A								
81112	Automobile Paint and Body Shop (Accessory Use)													A	AC	A	A	A	A	A							
5321	Automobile Equipment Rental and Leasing (incl. automobiles, motor vehicles, travel trailers) acc. to car dealers or Auto Paint and Body Shop														AC		A	A	A	A							
8111	Automobile or Light Load Truck Repair Garage *													A	AC	A	A	A	A	A							
C004	Other Motor Vehicle Repair Garage*															A	A	A	A								
C005	Bus Parking or Storage (Accessory to an Institutional Use)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							
C006	Cabana, Pavilion or Gazebo	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
811192	Car Wash, Full Service or Self Service or Automated (Accessory Use, Max. 1 wash bay)						A							A	AC	A	A	A	A	A							
C007	Caretaker or Night Watchman's Quarters, Dwelling *							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
C008	Caretaker or Night Watchman's Quarters; Guard Tower, No Dwelling *													A	A	A	A	A	A								
C009	Carport *	A	A	A	A	A	A	A	A	A	S	S	A	A	A	A	A	A	A					A	A	A	
C010	Drive-Through Windows (See Art. XXVIII) *							TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP								
C011	Garage, Private (Residential) *	A	A	A	A	A	A																	A	A	A	
C012	Guest House or Servant's Quarters (Ord. No. 1739, 10/01/91)	A	A	A	A	A	A																				
C013	Health and Fitness Center, Private or Public *					A	A	A	A	A				A	A	A	A	A	A	A	A	A	A	A	A	A	
C014	Home Occupation (Ord. No. 3653; 12/09/14)	A	A	A	A	A	A																	A	A	A	
C015	Kiosk, Food Sales and Service *												A		A	A	A	A	A	A	A	A	A	A	A	A	
C016	Kiosk, Informational *		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
C017	Kiosk, No Food Sales or Service *													A	A	A	A	A	A	A	A	A	A	A	A	A	
C018	Leasing or Management Office					A	A																				
C019	Other Accessory Uses, NEC.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	
C020	Outside Above Ground Storage of Flammable or Combustible Liquids or Hazardous Materials (Ord. No. 1705, 05/07/91; Ord. 3653; 12/09/14)													A	A	A	A	A	A								
C021	Outside Display (See Art. XXVI)												A	A	A	A	A	A	A	A	A	A	A	A	A	A	
C022	Outside Storage (See Art. XXVI)															A	A	A	A								
C023	Parking, Garage Structure, Accessory * (Ord. No. 3939, 12/13/19);(Ord. No. 3943, 01/14/20)					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S	
C024	Parking, Surface, Accessory * (Ord. No. 3939, 12/13/19);(Ord. No. 3943, 01/14/20)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S	S	S	A	S	A	
C025	Parsonage or Rectory, accessory to a place of worship only	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								
C026	Private Greenhouse or Nursery	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A								
C027	Registered and Licensed Child Care Homes or Listed Family Homes *	A	A	A	A	A	A													A	A	A	A	A	A	A	
C028	Satellite Television Reception Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C029	Smoking Lounge (Accessory Use to a Full-Service Restaurant Only)* (Ord. 4066, 04/05/2022; Ratified Ord. 4085, 06/21/2022)												S	S	S	S	S	S	S	S	S	S	S	S	S	S	
C030	Storage Building, Swimming Pool, Hot Tub or Sauna (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
C031	Tennis Court, Lighted (Private)	S	S	S	S	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
C032	Tennis Court, Unlighted (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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																				Historic Square	Urban Core	Urban General	Urban Fringe		

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7. PERSONAL SERVICES

8121	Personal Care Services *													•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•							SDP	•					
621399	Massage Therapy Clinic													•	•	•	•	•	•	•	•	•	•																			
812199	Tattoo Parlor												S			•																										
8123	Dry Cleaning and Laundry Services, Minor *												•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•		
812332	Dry Cleaning, Major *															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•			
812910	Pet Care, Veterinary Services & Kennels (In Enclosed Building Only) (Ord. No. 2909; 07/06/04)	S														•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•		
81291	Pet Care, Veterinary Services & Kennels (With Outside Runs or Pens)	S														•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•			
561622	Locksmiths															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•	
54143	Graphic Design Services													•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
54192	Photographic Services													•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•	
81233	Linen and Uniform Supply															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
72231	Food Service Contractors															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
72232	Caterers															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•
812220	Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
812220	Crematorium (Ord. No. 2015, 09/06/94)															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
81221	Funeral Homes and Funeral Services (Ord. No. 2015, 09/06/94)															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	
C-701	Pet Day Care * (Ord. No. 4043, 12/07/2021)																											•	•	•	•	•	•	•	•	•	•	•	•	•	•	SDP

8. BUSINESS SERVICES

5321	Automobile Equipment Rental and Leasing (includes automobiles, motor vehicles, travel trailers)															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
5614	Business Support Services															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•
5613	Employment Service															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	SDP	•
5324	Commercial and Industrial Machinery Equipment Rental and Leasing																																									
561210	Facility Support Services																																									
5617	Services to Buildings and Dwellings															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
5417	Scientific Research & Development Service															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
562998	Grease Trap & Drain Vacuum Service																												S	S												
561730	Landscaping Services															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
5322	Consumer Goods Rental (Ord. No. 2099, 09/05/95)															•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
C801	Material Recycling Center *																																									
C802	Mobile Collection and Redemption Center *																																									
C803	Automated Teller Machine (ATM)* (Ord. No. 3943, 01/14/20)																																								TSP	

Use Code	Type of Use	(IH)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1, O-2)	(O-3)	(O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(FWY)	(LI)	(HI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC	
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16. TRANSPORTATION

481	Air Transportation and Related Support														S	S	S	S	S							
4821	Rail Transportation	•	•	•	•	S	S	•	•	•	•	•	•	•	•	•	•	•	•	•	S	S	S	S	SDP	•
4841	General Freight Trucking														•	•										
4851	Urban Transit System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	•		S			SDP	S
4853	Taxi & Limousine Service, with on-site vehicular storage or maintenance														•	•										
4854; 4855; 4871	Charter Bus Industry, Scenic & Sightseeing Transportation, School & Employee Bus Transportation, with on-site vehicular storage or maintenance														S	S	S		•	•						
4859	Other Transit & Ground Passenger Transportation					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
4861	Pipeline Transportation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
485112	Railroad Passenger Terminal																					S			SDP	S
4882	Support Activities for Rail Transportation													S	S	S	S	S	S	•						
4884	Support Activities for Road Transportation														S				S	S						
4921	Couriers and Delivery Services with onsite vehicular storage													XC	•	•	•	S	•	•						

17. VEHICULAR PARKING AND STORAGE

C1701	Parking Lot, Garage or Structure (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use and less than 300 feet from the main use.) (Ord. No. 3943, 01/14/20)	S	S	S	S	S	S	•	•	•	•	•	•	•	•	•	•	•	•	•						
C1702	Parking, Garage Structure or Parking Surface (For overflow or non-required parking as a principal use or located on a separate lot from the main use and located greater than 300 feet from the main use.) (Ord. No. 1986, 05/17/94)							S	S	S	S	S	S	S	S	S	S	S	S	S						
C1703	Parking Garage Structure (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.) (Ord. No. 3939, 12/13/19)																				S	•	•	S	SDP	S
C1704	Parking, Surface (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.) (Ord. No. 3939, 12/13/19)																				S	S	S	S	S	S
81293	Travel Trailer, RV or Boat Storage (Ord. No. 3465, 12/06/11)														S	S	S	S	S	S						

18. COMMUNICATION SERVICES

C1801	Communications Tower, Freestanding (Excluding antennas or support structures for amateur radio communications.) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	
C1802	Communications Equipment, Attached to an existing structure not to exceed 15' above the height of the existing structure *	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
5151	Communications Broadcasting														•	•	•	•	•	•	•	•	•	•	•	SDP	•
517	Telecommunications Resellers										•	•		•	•	•	•	•	•	•	•	•					
C1803	Temporary Support Structure (See Art. XXVIII)							T	T	T	T	T	T	T	T	T	T	T	T	T							
C1804	Other Communications, NEC.												S	S	S	S	S	S	S	S	S	S	S	S	SDP		

19. UTILITY SERVICES

221121	Electricity Regulating Substation and/or-Electric Bulk Power Transmission and Control	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	•	S	S	S		S	S
22121	Natural Gas Pressure Control Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	•	S	S	S	S	S	S
211111	Electric Power Generation, Natural Gas Production, Sewer or Waste Treatment Storage or Distribution Plant or Point																		S	S						
C1901	Water Storage	S	S	S	S	S	S	•	•	•	•	•	•	•	•	•	•	•	•	•	S	S	S	S	S	S
C1902	Other Electric, Natural Gas, or Water Utilities, or Other Utilities, NEC.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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20. CONTRACT CONSTRUCTION SERVICES (Ord. No. 3891, 12/11/18)

236	Building, Developing and General Contracting																				•	•					
C2001	Contract Construction Service (No outside on-premise storage of equipment or material) (Ord. No. 1844, 11/03/92)															•	•				•	•					
C2002	Contractor Storage Yard (Principal Use)																				S	S					
C2003	On-Site Living Quarters For Security Personnel on a Construction Site	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T					
236210	Other Heavy Construction																				S	S					
236210	Painting or Paper Service															•	•				•	•					
236210	Sandblasting Service																				S	S					
238	Special Trade Contractors															•	•				•	•					
C2004	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office* (Ord. No. 2099, 09/05/95)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
237110	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office* (Ord. No. 2099, 09/05/95)																				•	•					
81131	Welding Service															•	•				•	•					
C2005	Other Construction Trade Services, NEC.																				•	•					

21. ADULT USES (Ord. No. 3891, 12/11/18)

C2101	Adult Arcade*																				•						
C2102	Adult Bookstore*																				•						
C2103	Adult Cabaret*																				•						
C2104	Adult Motion Picture Theater*																				•						
C2105	Adult Theater*																				•						
C2106	Escort Agency*																				•						
C2107	Massage Parlor*																				•						
C2108	Nude Modeling Studio*																				•						
C2109	Sexual Encounter Center*																				•						
C2110	Other Adult Entertainment Establishments, NEC.																				•						

22. AGRICULTURAL RELATED SERVICES (Ord. No. 3891, 12/11/18)

493130	Farm Product Warehousing and Storage	S																			S	S					
115	Support Activities for Agriculture and Forestry																					S	S				
C2201	Other Agricultural Services, NEC.	S																			•	•					

23. CONSTRUCTION (Ord. No. 3891, 12/11/18)

3273	Batch Plant (Permanent)																				S	•					
3273	Batch Plant (Temporary)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T					

24. MINING AND EXPLORATION (Ord. No. 3891, 12/11/18)

212	Mining	S																			S	S					
211	Oil Extraction (Ord. No. 3145, 06/05/07)	S																				S					
213	Support Activities for Mining																					S	S				
C2401	Other Mining Services, NEC. (Except fuels)	S																				S	S				
C2402	Other Mining & Quarrying of Nonmetallic Minerals, NEC. (Except fuels)	S	S																			S	S				
21113	Natural Gas Exploration, Drilling & Production (SF-12/20 only) (Ord. No. 3145, 06/05/07)	S	S																			S	S				

25. MISCELLANEOUS (Ord. No. 3891, 12/11/18)

C2501	Building or Structure in Excess of 6 Stories																									•		S
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