

Article 30

DEFINITIONS

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ORDINANCE NO. 9730-2014

ARTICLE 30: DEFINITIONS

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ARTICLE 30: DEFINITIONS

SECTION 1 - INTENT

30.1 The definitions in this Article are those that apply throughout the Unified Development Code. Words or terms in this ordinance, when written in the present tense, shall be construed to also mean the future tense. Words or terms written as one item shall be construed to mean more than one of that item. The word “lot” also means “plot” or “tract”.

SECTION 2 - DEFINITIONS A THROUGH Z

--- A ---

A-Weighted Sound Pressure Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read shall be designated dB(A) or dBA (**Reference Article 11, “Performance Standards”**).

Accessory Apartment: A second dwelling unit either in or added to an existing single-family dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility with provisions within the accessory apartment for cooking, eating, sanitation, and sleeping. Such a dwelling is an accessory use to the main dwelling and in addition must meet the following criteria:

- A. A minimum size of 400 square feet covering no more than 35 percent of the original unit's total floor area;
- B. A maximum of two bedrooms;
- C. Well-marked entrances to facilitate delivery of emergency and mail services;
- D. Certification of adequate water and sewer service;
- E. One parking space for each adult resident;
- F. No external evidence of the accessory apartment in the front of the structure, with the exception of an entrance;
- G. Owner occupancy of one of the units; and
- H. No more than four occupants in the accessory apartment. *[See 2-Family/Duplex uses in Article 4, Permissible Use Charts]*

Accessory Auto Parking: Means the accessory parking of cars and other passenger vehicles for an existing business or commercial entity that is within 400 feet of the accessory parking lot. All accessory parking must meet the minimum paving standard for the proposed use (**Reference Article 4, “Permissible Uses”**).

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Accessory Building: In a residential district, a subordinate building, attached or detached, and used for a purpose customarily incidental to the main structure, such as a private garage for automobile storage; toll house; bath house or greenhouse (as a hobby, but not a business), home workshop; children's playhouses;

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storage house or garden shelter, but not involving the conduct of a business, or utilized as a dwelling unit. Any barn, private stable or horse corral shall be located as required in [Article 6, “Density and Dimensional Requirements”](#) of the Unified Development Code (*Reference Article 6, “Density and Dimensional Requirements”*).

Accessory Outside Storage: Outside storage of materials, equipment, inventory or other articles, which is incidental to the legal primary use of the main building or to the primary use of the premise, and located on the same lot as the primary use. In Light Industrial or Industrial Park zoning district, such storage shall be limited to 30 percent of the footprint of all buildings on site or 15 percent of the overall lot area, whichever is greater. In all other districts in which accessory outside storage is a permitted use, such storage shall not exceed 50 percent of the entire site.

Accessory Parking: A facility that provides the required parking for an adjacent use allowed in any district.

Accessory Use: A use subordinate to and incidental to the legal primary use of the main building or to the primary use of the premise, and located on the same lot as the primary use.

Adult Arcade: Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, or mechanically controlled still or motion pictures, projectors, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of “specified sexual activities” or “specified anatomical areas.” [See Article 4, “Use Charts” Sexually Oriented Business, and Planned Development District 232 (PD-232)]

Adult Bookstore or Adult Video Store: A commercial establishment which as one of its principal business purposes offers for sale or rental for any form of consideration any one or more of the following:

- A. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes or video representations which depict or describe “specified sexual activities”; or “specified anatomical areas”, or
- B. Instruments, devices or paraphernalia that are designed for use in connection with “specified sexual activities.” [See Article 4, “Use Charts” Sexually Oriented Business, and Planned Development District 232 (PD-232)]

Adult Cabaret: A nightclub, bar restaurant, or similar commercial establishment, which regularly features:

- A. Persons who appear in a state of nudity; or
- B. Live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities”; or
- C. Films, motion pictures, videocassettes, slides, or other photographic reproductions that are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas.” [See Article 4, “Use Charts” Sexually Oriented Business, and Planned Development District 232 (PD-232)]

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Adult Day Care Center: An establishment that provides counseling, recreation, supervision or food, or any combination thereof, on a daily or regular basis, to four (4) or more elderly or disabled persons who are not related by blood, marriage or adoption, to the owner of the establishment. Clients of an Adult Day Care Center shall not require institutionalization in a hospital, nursing or convalescent home or similar specialized facility. Non-permanent overnight care is allowed as an ancillary use for clients of such a facility.

- A. Such establishment shall not accommodate individuals who pose a direct threat to the health, safety or welfare of themselves or others, and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Medical treatment or rehabilitative services shall not be provided in an Adult Day Care Center.
- B. Such establishment shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health, the Texas Department of Human Services and the City of Grand Prairie. For the purposes of this definition, “adult” shall mean a person of 18 years of age or older, “elderly person” shall mean a person of 65 years of age or older, and “disabled person” shall mean a person whose functioning is sufficiently impaired to require frequent medical attention, counseling, physical therapy, therapeutic or corrective equipment or another person's attendance or supervision.

Adult Day Care Home: An establishment that provides counseling, recreation, supervision or food, or any combination thereof, on a daily or regular basis, to three (3) or fewer elderly or disabled persons who are not related by blood, marriage or adoption, to the owner of the establishment. Clients of an Adult Day Care Home shall not require institutionalization in a hospital, nursing or convalescent home or similar specialized facility. Non-permanent overnight care is allowed as an ancillary use for clients of such a facility.

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Adult Day Health Care Center: An establishment that provides counseling, recreation, supervision, food health care or physical therapy, or any combination thereof, on a daily or regular basis, to four (4) or more elderly or disabled persons who are not related by blood, marriage, or adoption, to the owner of the establishment. Clients of an Adult Day Health Care Center shall not require institutionalization in a hospital, nursing or convalescent home or similar specialized facility. Non-permanent overnight care is allowed as an ancillary use for clients of such a facility.

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- B. Such establishment shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health, the Texas Department of Human Services and the City of Grand Prairie. For the purposes of this definition, “adult” shall mean a person of 18 years of age or older, “elderly person” shall mean a person of 65 years of age or older, and “disabled person” shall mean a person whose functioning is sufficiently impaired to require frequent medical attention, counseling, physical therapy, therapeutic or corrective equipment or another person’s attendance or supervision.

Adult Motel: A hotel, motel, or similar commercial establishment which:

- A. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; or
- B. Offers a sleeping room for rent for a period of time less than 10 hours; or
- C. Allows a tenant or occupant of a sleeping room to sub rent the room for a period of time that is less than 10 hours. *[See Article 4, “Use Charts” Sexually Oriented Business, and Planned Development District 232 (PD-232)]*

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Adult Motion Picture Theater: A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or other photographic reproductions are regularly shown which are characterized by the depiction or description or “specified sexual activities” or “specified anatomical areas.” [See Article 4, “Use Charts” Sexually Oriented Business, and Planned Development District 232 (PD-232)]

Adult Theater: A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of “specified anatomical areas” or “specified sexual activities.” [See Article 4, “Use Charts” Sexually Oriented Business, and Planned Development District 232 (PD-232)]

Advertising Sign: Signs whose purpose it is to attract attention to a business, product, service, activity or belief (**Reference Article 9, “Sign Standards”**).

Advisory Committee: The City’s Planning and Zoning Commission (**Reference Article 22, “Fee Schedule”**).

After-School Day Care Program/Facility: A public school facility which, under contract between (1) either the Grand Prairie Independent School District or the Arlington Independent School District and (2) an organization such as the YMCA, United Way or Dalworth Headstart, is used for the operation of a day care program only after regular school hours on regular school days for children age 5 through 18 as determined on September 1 of each year.

Agriculture: The tilling of the soil, the raising of crops, horticulture and gardening, but not including keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, fur farms, and etc.

Agricultural Use: The use of land to produce plant or animal products, such as growing crops, raising and pasturing of livestock, or farming. It does not include the processing of plant or animal products after harvesting or the production of timber or forest products (**Reference Article 8, “Landscape and Screening”**).

AICUZ: Air Installation Compatible Use Zone. An area that is affected by aircraft noise generated from the U.S. Naval Air Base in east Grand Prairie.

Air Gap: A complete physical separation between the free flowing discharge end of a potable water supply pipeline and an open or non-pressure receiving vessel (**Reference Article 8, “Landscape and Screening”**).

Airport: A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, as well as various accommodations or support facilities for passengers.

Airport Elevation: The established elevation of the highest point on the usable landing area of an airport.

Airport Hazard: Any structure, tree or use of land, which obstructs the airspace, required for or is otherwise hazardous to the flight of aircraft in landing or taking off at an airport.

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Airport Reference Point: The point established as the approximate geographic center of an airport landing area and so designated.

Alcoholic/Drug Care Home: An establishment that provides a controlled living environment, or support for person recovering from substance addiction. Such establishment should not have detoxification facilities on the premises.

Alcoholic/Drug Rehabilitation Facility: A health care facility which provides persons with a chemical dependency and/or substance abuse problem with detoxification facilities and treatment for their addiction.

Alley: A public space, right-of-way, easement, or thoroughfare providing a secondary means of access to abutting property (**Reference Article 12 “Platting”**).

Alluvial Fan Flooding: Means flooding occurring on the surface of an alluvial fan or similar landform, which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport and deposition; and unpredictable flow paths (**Reference Article 15, “Floodplain Management”**).

All-Terrain Vehicle Dealer: (see **“Motorized Vehicle Sales”**)

Alternative Mounting Structure: A man made tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, designed to support and camouflage or conceal the presence of telecommunications antennas (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Amending Plat: A map or drawing which may be recorded and is controlling over the preceding plat without vacation of that plat, in accordance with Article 212.016, Title 7, Local Government Code, State of Texas as amended (**Reference Article 12 “Platting”**).

Amusements, Commercial (Indoors): An enclosed facility which provides amusement or entertainment for a fee or admission charge including, but not limited to, indoor amusements such as penny arcades, pool halls, bingo parlors and video arcades.

Amusements, Commercial (Outdoors): A non-enclosed facility which provides amusement or entertainment for a fee or admission charge including, but not limited to, outdoor amusements such as golf driving range; outdoor zoo; pitch and putt course; archery softball, baseball, miniature golf and similar outdoor activities, but not including go-cart racing, drag strips, or auto racing.

Animation/Full Motion: Means a type of display achieved by the pre-recorded or live broadcast of messages, content or images appearing in fluid, continuous motion (**Reference Article 9, “Sign Standards”**).

Announcement/Directory/Bulletin Board Sign: A sign that provides public service information, any similar public interest information and/or related advertising for a general business located on the same premise (**Reference Article 9, “Sign Standards”**).

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Antenna: A structure or device used to collect or radiate electromagnetic waves, including directional antennas, such as panels, wireless cable and satellite dishes, and Omni-directional antennas, such as whips, but not including satellite earth stations (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Antenna Array: An arrangement of antennas and their supporting structure (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Antenna, Dish: A parabolic or bowl shaped device that receives and/or transmits signals in a specific directional pattern (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Antenna, Panel: An antenna that receives and/or transmits signals in a directional pattern (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Antenna, Stealth: A telecommunications antenna that is effectively camouflaged or concealed from view (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Antenna, Telecommunications: An antenna used to provide a telecommunications service. This excludes lightning rods, private mobile radio systems, amateur radio antennas less than 50 feet (15 meters) in height and whip antennas less than 4 inches (10 cm) in diameter and less than 10 feet (3 meters) in height (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Antenna, Whip: An Omni-directional dipole antenna of cylindrical shape, which is no more than 6 inches (15 cm) in diameter (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Apartell: Any building, or group of buildings, comprised of dwelling units that are leased directly to corporations, and designed to be occupied longer than the usual hotel stay with such amenities as a full kitchen.

Apartment: A room or suite of rooms being a dwelling unit or suite of dwelling units in a multi-family structure occupied as a place of residence of a single family, an individual, or group of individuals.

Apartment House: Any building or portion thereof, which is designed, built, rented and occupied as three or more independent dwelling units, or apartments or which is occupied as a home or place of residence by three or more families, living in independent dwelling units.

Apex: Means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur (**Reference Article 15, “Floodplain Management”**).

Apparel Manufacturing: An establishment engaged in mass manufacturing of clothing, including contract type factory assembly of clothing materials owned by others.

Appurtenant Structure: Means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure (**Reference Article 15, “Floodplain Management”**).

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Area of Future Conditions Flood Hazard: The land area that would be inundated by the 1% annual chance (100-year) flood based on future conditions hydrology (**Reference Article 15, "Floodplain Management"**).

Area of the Lot: The area of the lot shall be the net area of the lot, and shall not include portions of streets and alleys.

Area of Shallow Flooding: A designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1% or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow (**Reference Article 15, "Floodplain Management"**).

Area of Special Flood Hazard: Is the land in the floodplain within a community subject to a 1% or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V (**Reference Article 15, "Floodplain Management"**).

Arterial Street: A major thoroughfare intended to provide for continuity and high volume traffic movement between highways and between major traffic centers, as more precisely defined by the City's adopted Thoroughfare Plan (**Reference Article 12 "Platting"**).

Artificial Lot: Portion of a one (1) acre or larger tract that contains the area to be developed as an individual project and that encompasses all improvements, including parking related to the project (**Reference Article 8, "Landscape and Screening"**).

Artwork: Signs are not to be construed as works of art or murals (**Reference Article 9, "Sign Standards"**).

Assessment: The determination of the amount of the impact fee per service unit which is imposed on new development pursuant to **Article 22, "Fee Schedule"** (**Reference Article 22, "Fee Schedule"**).

Assisted Living Facility:

1. furnishes, in one or more facilities, food and shelter to three or less persons who are unrelated to the proprietor of the establishment;
2. provides:
 - a. personal care services; or
 - b. administration of medication by a person licensed or otherwise authorized in this state to administer the medication;
3. may provide assistance with or supervision of the administration of medication; and
4. may provide skilled nursing services for the following limited purposes:
 - a. coordination of resident care with outside home and community support services agencies and other health care professionals;
 - b. provision or delegation of personal care services and medication administration as described by this subdivision;
 - c. assessment of residents to determine the care required; and

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- d. for periods of time as established by department rule, delivery of temporary skilled nursing treatment for a minor illness, injury, or emergency

Associated Uses/Religious Institution: A building, or group of buildings associated with a church, mosque, synagogue or temple in which uses ancillary to religious services are held. These buildings include, but are not limited to a rectory or parsonage, fellowship hall, Sunday/vacation bible school classroom(s), kitchen, office, pastor's study and/or library.

Atmospheric Vacuum Breaker: An assembly containing an air inlet valve, a check seat, and an air inlet port. The flow of water into the body causes the air inlet valve to close the air inlet port. When the flow of water stops, the air inlet valve falls and forms a check against back siphonage. At the same time, it opens the air inlet port allowing air to enter and satisfy the vacuum. Also known as an Atmospheric Vacuum Breaker Back Siphonage Prevention Assembly (**Reference Article 8, "Landscape and Screening"**).

Auction: An establishment in which items for sale are sold to the highest bidder.

Auto: Means a car, light duty pick-up truck, van, sport utility or other light duty passenger or transport vehicle (**Reference Article 4, "Permissible Uses"**).

Auto Accessories Sales & Installation: Means a facility which sells and installs automotive accessories for customizing cars and trucks such as mirrors, body modifications, window tinting, bumpers, trailer hitches, decals, sound systems, security systems, wheels, etc. (**Reference Article 4, "Permissible Uses"**).

Auto Body Shop: Means an auto repair facility that exclusively does repairs of the frame and body by the process of pulling, beating, part replacement, application of body putty, and sanding, to prepare a vehicle for painting (**Reference Article 4, "Permissible Uses"**).

Auto Body & Paint Shop: Means an auto repair facility that does repairs of the frame and body by the process of pulling, beating, part replacement, application of body putty, sanding, and wet sanding to prepare a vehicle for painting. Then paints the vehicles in an approved paint booth, buffs, and polishes to provide a like new auto paint finish (**Reference Article 4, "Permissible Uses"**).

Auto Glass Repair/Tinting: Means a principal use of repairing or replacing damaged auto glass. Tinting means the application of tinting materials to auto glass to reduce glare or the heat transmission of auto glass (**Reference Article 4, "Permissible Uses"**).

Auto Impound Yard: Means a facility used for the temporary impound and/or storage of abandoned or inoperable automotive vehicles prior to being reclaimed, repaired or transported (**Reference Article 4, "Permissible Uses"**).

Auto Paint Shop: Means an auto repair facility that prepares automotive vehicles for painting by a process of sanding, wet sanding. Vehicles would then be painted in an approved paint booth and polished to provide a like new auto paint finish.

30-10 **Automatic Teller Machine (ATM):** A device that performs banking transactions electronically when operated by a customer.

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Automobile Driving School: See **Driving School**

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Automobile Rental/Leasing: An establishment that rents or leases automobiles and/or passenger vans and has an inventory of 10 or more vehicles on site. An establishment that carries an inventory of less than 10 vehicles and performs no maintenance on site may be classified as a miscellaneous office use.

Automobile Repair Shop: An establishment principally engaged in mechanized automobile repairs such as brakes, mufflers, engines, welding and frames.

Automotive Re-builder: Means an automotive repair facility where the principle purpose is the rebuilding of complete used cars, trucks, motorcycles, or their individual mechanical components such as engines or transmissions. The automotive re-builder use would permit major auto repair, body shop, and paint shop uses (**Reference Article 4, "Permissible Uses"**).

Auto Salvage Yard: Means a place or property where the principal use is the storage, parking, or holding of inoperable vehicles for the purpose of retail or wholesale sales of said vehicles, or salvaging of any parts thereof; or short or long term storage of said vehicles or portions thereof; including the dismantling, and partial dismantling, crushing, or compacting of said vehicles. The maximum time period for the on-site storage of crushed vehicles shall not exceed six (6) months (**Reference Article 4, "Permissible Uses"**).

Auto Tire Repair: Means a facility where the principal use is the repair, and or replacement of damaged tires (**Reference Article 4, "Permissible Uses"**).

Auto Tire Sales & Installation (indoor): Means the retail sales and indoor installation of tires, wheels, and typically includes wheel balancing, alignment and repair of previously installed tires or wheels (**Reference Article 4, "Permissible Uses"**).

Auto Tire Sales & Installation (outdoor): Means the retail sales and outdoor installation of tires, wheels, and typically includes wheel balancing, alignment and repair of previously sold and installed tires or wheels (**Reference Article 4, "Permissible Uses"**).

Auto Wrecker Service: Means a facility or business service that provides emergency road service and/or towing of damaged or inoperable vehicles to a specific repair facility or auto impound yard (**Reference Article 4, "Permissible Uses"**).

Available Wall Area: Continuous portion of building, not including doors/windows (**Reference Article 9, "Sign Standards"**).

Aviation Easement: An easement, which allows for the airborne operation and navigation of aircraft as determined by national safety standards regulated by the Federal Aviation Administration.

A-Weighted Sound Pressure Level: **Reference Article 11 "Performance Standards"** for definition

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Backflow Prevention: The mechanical prevention of reverse flow, or back siphonage, of non-potable water from an irrigation system into the potable water source (**Reference Article 8, "Landscape and Screening"**).

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Backflow Prevention Assembly: Any assembly used to prevent backflow into a potable water system. The type of assembly used is based on the existing or potential degree of health hazard and backflow condition (**Reference Article 8, “Landscape and Screening”**).

Bakery or Confectionery Shop (Retail): A place where products such as bread, cake, candy or pastries are prepared and sold.

Balloon Sign: A non-porous, flexible bag inflated with an inert gas, such as helium, that causes it to rise and remain afloat in the air (**Reference Article 9, “Sign Standards”**).

Bank/Savings & Loan/Credit Union/Financial Institution: An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds excluding pawnshops, check cashing businesses, payday advance/loan businesses and car title loan businesses (**Reference Article 4, “Permissible Uses”**).

Banner: A “special” projecting sign of flexible material that is attached to or supported by a building (**Reference Article 9, “Sign Standards”**).

Bar/Holding Area: An area generally separated from the main dining room where patrons may gather to eat and/or drink, typically prior to being seated in the main dining room; however, patrons are not precluded from staying in the bar/holding area during the duration of their visit.

Base Flood: The flood having a 1% chance of being equaled or exceeded in any given Year, commonly referred to as the 100 year event (**Reference Article 15, “Floodplain Management”**).

Base Flood Elevation: The computed elevation to which floodwater is anticipated to rise during the base flood (**Reference Article 15, “Floodplain Management”**).

Basement: A building story with more than one-half its height below average grade level. A basement shall not be counted as a story in computing building height; any area of the building having its floor sub grade (below ground level) on all sides (**Reference Article 15, “Floodplain Management”**).

Bed and Breakfast Hotel: A residential building, similar to a boarding house where overnight accommodations and one meal, usually in the morning, are provided with the cost of the room.

Benches: Signs which are painted on or attached to a bench and do not exceed the limits of the bench (**Reference Article 9, “Sign Standards”**).

Billboards: **Reference Article 9, “Sign Standards”** for definition.

Blinking: Means a form of flashing where a pattern of sudden illumination changes occur with more than two (2) on-off cycles per second (**Reference Article 9, “Sign Standards”**).

Block: One or more lots, tracts or parcels of land bounded by streets, railroads, or subdivision boundary lines, or a combination thereof further, an area of land enclosed by streets and occupied by or intended for building. Where “block” is meant as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets that intersect said street on that side (**Reference Article 12 “Platting”**).

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Boat Launching Ramps: A facility consisting of a paved platform or ramp constructed on a slope extending from land into the water for the primary purpose of releasing and recovering flotation type vessels on a body of water for public and/or private use. Permitted ancillary structures that would support and are directly associated with same would include, but are not limited to parking facilities, security or guard buildings, license and/or boat inspection station, picnic and/or playground facilities, pavilions, etc. **Reference Article 4, “Permissible Uses”.**

Board: The Zoning Board of Adjustment and Appeal, as established in **Article 1 “General Provisions and Procedures”.**

Boarding House: A residence or establishment, other than a hotel or motel, that:

- A.1 furnishes, in one or more buildings, lodging to three or more persons with disabilities or elderly persons who are unrelated to the owner of the establishment by blood or marriage; and,
- A.2 provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services or assistance with self-administration of medication but does not provide personal care services to those persons.

- B.1 Personal care services means assistance with meals, dressing, movement, bathing, or other personal needs or maintenance;
- B.2 the administration of medication by a person licensed to administer medication or the assistance with or supervision of medication; or,
- B.3 general supervision or oversight of the physical and mental well-being of a person who needs assistance to maintain a private and independent residence in an assisted living facility or who needs assistance to manage the person’s personal life, regardless of whether a guardian has been appointed for the person.

- C. Assistance with self-administration of medication means assisting a resident by reminding the resident to take medication, opening and removing medications from a container, placing medication in a resident’s hand or in/on a clean surface such as a pill cup or a medication reminder box and reminding the resident when a prescription medication needs to be refilled.

- D. Resident means a person who is residing in a boarding home facility.

- E. Elderly person means a person who is 65 years of age or older.

- F. Person with a disability means a person with a mental physical, or developmental disability that substantially impairs the person’s ability to provide adequately for the person’s care or protection, and
 - F.1 who is 18 years of age or older or
 - F.2 under 18 years of age and who has had the disabilities of dependent minority removed.

Body Art: A physical body adornment using, but not limited to, the following techniques: body piercing and tattooing. This definition does not include practices that are considered part of a medical

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procedure performed by licensed medical or dental personnel, such as, but not limited to Permanent Cosmetics. Such medical procedures shall not be performed in a body art establishment.

Body Piercing: The act of penetrating or puncturing of human skin by any method, for the purpose of inserting jewelry or other objects, in or through the human body. *Body Piercing* is exclusive of any medical procedure that is performed by a licensed medical or dental professional.

Boundary Property Line: The near side of any street, alley, stream, or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be interpreted as the boundary property line (Reference [Article 11, "Performance Standards"](#)).

Bounding Property Line: Reference [Article 11 "Performance Standards"](#) for definition.

Breakaway Wall: Means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system (Reference [Article 15, "Floodplain Management"](#)).

Buffer Yard: A buffer yard is a strip of land, together with a specified amount of planting, that may be required between land uses to eliminate or minimize impact between the uses. Only those structures used for buffering and/or screening purposes shall be located within a buffer yard. The buffer yard shall not include any paved area, except for pedestrian sidewalks or paths or vehicular drives that may intersect the buffer yard and which shall be the minimum width necessary to provide pedestrian or vehicular access (Reference [Article 8, "Landscape and Screening"](#)).

Building Directional Sign: Reference [Article 9 "Sign Standards"](#) for definition.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any nature.

Building Area: That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and including the actual structure, driveway, parking lot, pool and other construction as shown on a site plan (Reference [Article 8, "Landscape and Screening"](#)).

Building Coverage: The proportion of the lot area, expressed as a percent that is covered by the maximum horizontal cross-section of a building or buildings.

Building Ends: Those sides of a building having the least dimension as compared to the front or rear of a building. As used herein for the building spacing regulations for multiple-family dwellings, a building end shall be interpreted as being the narrowest side of a building regardless of whether it fronts upon a street, faces the rear of the lot, or is adjacent to the side lot line or another building.

Building Line: The required setback from the property line to the building. A line parallel or approximately parallel to the street line at a specified distance there from establishing in the minimum distance for the street line that a building may be erected.

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Building Pad: The actual foundation area of a building and a reasonable area around the foundation necessary for construction and grade transitions (**Reference Article 8, “Landscape and Screening”**).

Building Sign: A sign listing the name or title of a specific building (**Reference Article 9, “Sign Standards”**).

Bulletin Board: **Reference Article 9 “Sign Standards”** for definition.

Business Price Signs: Signs that display the price of an item or service only (**Reference Article 9, “Sign Standards”**).

Business Hours Sign: Signs that display the hours of operation only (**Reference Article 9, “Sign Standards”**).

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Camper: Means a recreational vehicle without any included self propulsion method. It is intended for over night accommodations which may or may not include a bath or kitchen. It may be constructed to expand as a tent or be fully incorporated into a complete trailer design (**Reference Article 4, “Permissible Uses”**).

Canopy Signs: A sign that is structurally part of a canopy (**Reference Article 9, “Sign Standards”**).

Capital Improvement: Any roadway facility, water supply, treatment, and distribution facility, wastewater collection and treatment facility, and storm-water, drainage, and flood control facility that have a life expectancy of three or more years and are owned and operated by or on behalf of the City (**Reference Article 22, “Fee Schedule”**).

Capital Improvement Plan: The Capital Improvements Plan adopted by the City Council, as updated and amended pursuant to this Code. The Capital Improvements Plan identifies capital improvements or facility expansions, service areas, the maximum fee rate allowed in accordance with the impact fee statute, and other pertinent information (**Reference Article 22, “Fee Schedule”**).

Car Detailing: Means the washing, steaming, sweeping, vacuuming, and other methods of cleaning and polishing the exterior and interior finishes an automotive vehicle as a business or part of a business conducted for a client or a vehicle for sale (**Reference Article 4, “Permissible Uses”**).

Carports: A structure that is open sided or devoid of walls, supported by poles or decorative posts, and may or may not be attached to an existing structure. A carport is to be used for temporary parking of no more than two operable motor vehicles, trailers or recreational vehicles, and shall not be used for any other purpose including storage of any type. Carports are not a substitute for a garage, and do not meet the requirements set forth in Article 10, “Parking and Loading Standards” of the Unified Development Code for dedicated on-site residential parking requirements. (**Reference Article 6, “Density and Dimensional Requirements”**).

Car Title Loan Business: An establishment that makes small consumer loans that leverages the equity value of a car or other vehicle as collateral where the title to such vehicle is owned free and clear by the loan applicant and any existing liens on the car or vehicle cancel the application. The loan terms are

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often for 30 days, and failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the car or vehicle (**Reference Article 4, “Permissible Uses”**).

Carwash: Means a business or facility for which the principal use is the washing of automotive vehicles. Wash bays must be covered to prevent storm water or surface runoff from entering the sanitary sewer system. Grease and sand traps are required from a vehicle wash and shall be connected to the sanitary sewer system (**Reference Article 4, “Permissible Uses”**).

Carwash (Public): Self-service and commercial establishment, primarily engaged in washing, waxing, and polishing motor vehicles, or in furnishing facilities for the self-service washing of motor vehicles.

Carwash (Private): Private maintenance facility located on a commercial business site solely for the use of the business located on that site, not to include repair for fuel services.

Cemetery: Property that is used for the internment of the deceased.

Central Business District: A geographical overlay district along Main and Jefferson Streets with differentiated land uses.

Certificate of Occupancy: An official certificate issued by the City, which indicates conformance with, or approved conditional waiver from, the Zoning Ordinance and with authorizes legal use of the premises for which it is issued.

Changeable Sign: **Reference Article 9 “Sign Standards”** for definition.

Character: Individual alphabet letter or numeral (**Reference Article 9, “Sign Standards”**).

Chassis: The steel frame attached to axles, wheels and a towing device, that holds and supports the body of a HUD code manufactured home, for example.

Check Cashing Business: An establishment that provides to the customer an amount of money that is equal to the face of the check or the amount specified in written authorization for an electronic transfer of money, less any fee charged for the transaction, and where there is an agreement not to cash the check or execute an electronic transfer of money for a specific period of time. This definition excludes a state or federally chartered bank, savings and loan associations, credit unions, pawnshops or grocery stores. This definition may exclude retail convenience store or similar businesses that cashes checks or money orders or issues money orders or money transfers for a minimum flat fee as a service that is incidental to its main purpose or business, provided such business does not cash more than 100 checks in any calendar month as determined by an audit by the City Finance Director or designee (**Reference Article 4, “Permissible Uses”**).

Chief Building Official: The administrative official who is responsible for issuing permits and enforcing the building codes of the City of Grand Prairie.

Child Care Center: See “Day Care”

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Church/Synagogue/Temple: A building or structure, or group of buildings or structures, which by design and construction is primarily intended for the conducting of organized religious services. Accessory uses may include a parsonage/rectory or fellowship hall.

City: The City of Grand Prairie, Texas (**Reference Article 22, "Fee Schedule," Article 9, "Sign Standards"**).

City Council: The elected governing body of the City of Grand Prairie.

City Manager: The appointed chief administrator of the City of Grand Prairie.

Cleaning and Pressing (Small Shop & Pick-Up): A custom cleaning shop not exceeding five thousand (5000) square feet for floor area.

Cleaning Plant: A facility whereby dirt and other impurities are removed from fabrics and/or materials.

Clear Cutting: The removal of all of the trees or a significant majority of the trees within an area of land (**Reference Article 8, "Landscape and Screening"**).

Crime Prevention Through Environmental Design (CPTED): An urban design concept that emphasizes natural surveillance, territorial reinforcement, control of natural access and the use of design features that prohibit entry or access to targeted areas.

Critical Feature: Means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised (**Reference Article 15, "Floodplain Management"**).

Clinic: A health care facility where patients are admitted for medical examination and/or treatment by one or more physicians, psychologists, social workers or other health care professionals, which includes on-site facilities for minor medical procedures not requiring admittance to a hospital, and which may include facilities for overnight lodging.

Clothing Manufacture Facility: A facility where fabric is assembled into wearing apparel. Activities include, but are not limited to, cutting, sewing and forming garments, millinery and accessories.

Collector Street: A roadway intended to provide access to local streets in an area, from a major thoroughfare, as more precisely defined by the City's adopted Master Transportation Plan, Article 23 of the Unified Development Code (**Reference Article 12 "Platting"**).

College Dormitory: A building used as group living quarters for a student or as an accessory use for a college, university or boarding school.

College or University: An educational institution authorized by the state to award associate, baccalaureate or higher degrees.

Commercial Auto Parking: Means a parking lot which is used for automotive vehicles for a fee. Commercial parking lots may provide public parking for a fee or provide private parking for businesses needing additional parking for company vehicles for a fee. All commercial parking must meet the City's

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minimum paving and screening standards for the proposed use ([Reference Article 4, “Permissible Uses”](#)).

Commercial Sign: [Reference Article 9 “Sign Standards”](#) for definition.

Commercial Vehicle, Maintenance, & Repair, Private: Maintenance facility located on a commercial business site solely for the use of the business located on that site, not to include car wash area or fuel service. Repair work shall be restricted to normal maintenance services and minor vehicular repairs.

Commercial Vehicle, Maintenance & Repair, Auxiliary Private: Auxiliary facility located on a commercial business site solely for the use of the business located on that site and not available to the public at large. Facility may include maintenance/repair shop or bay. All maintenance services listed above shall be for business related fleet vehicles and or machinery used or stored on site.

Commission: Where not otherwise stated, the Planning and Zoning Commission ([Reference Article 12 “Platting”](#)).

Completion of Irrigation System Installation: When the landscape irrigation system has been installed, all minimum standards met, all tests performed, and the irrigator is satisfied that the system is operating correctly ([Reference Article 8, “Landscape and Screening”](#)).

Consignment Store: An enclosed facility in which used personal items such as clothes, jewelry, and/or artifacts, and/or small furniture is resold through a broker for the owner at an agreed upon price.

Consulting: The act of providing advice, guidance, review or recommendations related to landscape irrigation systems or other professional services ([Reference Article 8, “Landscape and Screening”](#)).

Consumer: The actual user of water or sewerage from a city water and sewerage connection ([Reference Article 12 “Platting”](#)).

Content: Signs shall be regulated herein regardless of content or lack thereof. Sign faces without letters; pictures or words shall still be regulated as a sign ([Reference Article 9, “Sign Standards”](#)).

Contractor Shop without Outside Storage or Display: A business in which services utilized in the improvement and/or maintenance of structures or properties and requiring specialized materials, supplies, and/or expertise are normally provided at the customer's location rather than at the business location. No outside storage or display of materials, supplies or equipment of any kind shall be allowed except for parking of business vehicles limited to automobiles, conventional pick-ups and vans (not including trailers), limited to a maximum of one-ton capacity at the business location. Examples of contractor shops with no outside storage or display might include, but are not limited to heating, ventilation and air conditioning contractors, electrical contractors, plumbing contractors, and similar businesses not otherwise provided for in the Use Charts.

Contractor Shop with Conditional Outside Storage or Display: A business in which services utilized in the improvement and/or maintenance of structures or properties and requiring specialized materials, supplies, and/or expertise are normally provided at the customer's location rather than at the business location. Conditional outside storage or display of materials, supplies, or equipment is allowed only as follows:

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- A. Parking of larger vehicles will be allowed only on side or rear yards not adjacent to a public street and screened by a seven-foot non-transparent screening fence on all-weather paved asphalt or concrete surface.
- B. Maximum height of any equipment or materials on a trailer is eight feet. No other outside storage of materials or supplies can occur, except for what remains on a trailer and is transported to and from a job site. All other storage of supplies or materials is to be kept inside a building on site.
- C. Maximum length of truck and bed combination is 27 feet. Maximum rating of trucks is 2 1/2 tons, or 28,000 pounds gross vehicle weight.
- D. Maximum size of a trailer is 18 feet with a gross vehicle weight of 10,000 pounds.
- E. That the same striped parking and paving standards as established in the definition be retained to establish minimum standards for required on-site parking of standard vehicles.

Contractor Shop with Outside Storage or Display: A business in which services utilized in the improvement and/or maintenance of structures or properties and requiring specialized materials, supplies, and/or expertise are normally provided at the customer's location rather than at the business location, and in which the necessary materials, supplies or equipment are stored, displayed, or parked outside and on site at the business location.

Convenience Store: A typically free-standing, small market often franchised that is designed to be easily accessible, frequently offers, extended service hours, and aims at fast convenient services, purchase of necessities, staple goods, auto and household items, (limited choice and stock) snack food, hot coffee and/or food, with or without gasoline service.

Corner Clip: Right-of-way that is provided on each corner of an intersection, in the shape of a triangle for the purpose of installing curbs, gutters, and traffic control devices. The side of the triangle adjacent to the street typically has a length of 15 feet (**Reference Article 12 "Platting"**).

Corporate/Business Logo Signs: Signs that display a business logo, trademark or symbol (**Reference Article 9, "Sign Standards"**).

Corporate Flag: Depicting a firm's name and/or logo. The flag may not exceed the maximum height established for the zoning district in which it is located (**Reference Article 9, "Sign Standards"**).

Corridor Development Certificate: The permit issued by the city prior to development within the Regulatory Zone of the Trinity River Corridor (**Reference Article 15, "Floodplain Management"**).

Corridor Development Certificate Manual: The current manual by that title (**Reference Article 15, "Floodplain Management"**).

Cost Participation: The method of cost sharing between the City and a developer in the construction of public improvements for streets, bridges, water and wastewater lines and drainage facilities, generally applicable when facilities are sized to accommodate more than the developer's project (**Reference Article 12 "Platting"**).

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Court: An open unoccupied space, bounded on more than two sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard, or other permanent space.

Covered Patios or Porches: A covered, open-air entrance or exit to a building that either extends from the building's interior in a manner that forms a vestibule within the exterior wall; or, a roof structure that either projects, is attached or contiguous with the existing roofline and exterior wall surface. Covered porches and patios shall be considered to be open-air structures if they are open (not enclosed) on three or more sides. Totally enclosed and climate controlled porches, or "sun room" type additions, are considered to be a habitable addition to the primary structure and will be required to meet all requirements for a habitable space (**Reference Article 6, "Density and Dimensional Requirements"**).

Credit: The amount of the reduction of an impact fee for fees, payments or charges for or construction of the same type of capital improvement for which the fee has been assessed (**Reference Article 22, "Fee Schedule"**).

Credit Union: See "Bank"

Crime Prevention Through Environmental Design (CPTED): An urban design concept that emphasizes natural surveillance, territorial reinforcement, control of natural access and the use of design features that prohibit entry or access to targeted areas (**Reference Article 8, "Landscape and Screening"**).

Critical Feature: Reference Article 15, "Floodplain Management" for definition.

Critical Root Zone (CRZ): The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line (**Reference Article 8, "Landscape and Screening"**).

Cross-Connection: An actual or potential connection between a potable water source and an irrigation system that may contain contaminants or pollutants or any source of water that has been treated to a lesser degree in the treatment process (**Reference Article 8, "Landscape and Screening"**).

Cul-de-sac: A street that terminates in a vehicular turnaround (**Reference Article 12 "Platting"**).

Custom Personal Service Shop: A shop, which provides customized personal services such as a trailer, shoe repair, barber or beauty shop, health studio, or travel consultant.

Cut/Fill: Areas where the natural ground level has been excavated (cut) or fill brought in (**Reference Article 8, "Landscape and Screening"**).

Cutout: Additional square footage allowance added to the maximum area of a rectangular sign face to allow projections from the face. The maximum area for a cutout is 20% of the surface area (**Reference Article 9, "Sign Standards"**).

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Day Camp: A recreational area, with or without buildings, where children engage in supervised training and recreation during daylight hours.

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Day Care Center or Day Nursery: An establishment enrolling four or more children under age 5, and where tuition, fees, or other forms of compensation for the care of the children is charged, and which is licensed or approved to operate as a child care center in accordance with [Chapter 13, Article 7](#), Code of Ordinances.

Daytime: The hours between sunrise and sunset on any given day ([Reference Article 9, "Sign Standards"](#)).

Decibel: A unit measurement of sound pressure ([Reference Article 9, "Sign Standards"](#)).

Department Store: A store selling a wide selection of merchandise and displayed in various locations termed departments and/or sections but located within the same building and/or space.

Depth of Lot: See "[Lot Depth](#)"

Design: The act of determining the various elements of a landscape irrigation system that will include, but not be limited to, elements such as collecting site specific information, defining the scope of the project, defining plant watering needs, selecting and laying out emission devices, locating system components, conducting hydraulics calculations, identifying any local regulatory requirements, or scheduling irrigation work at a site. Completion of the various components will result in an irrigation plan ([Reference Article 8, "Landscape and Screening"](#)).

Design Pressure: The pressure that is required for an emission device to operate properly. Design pressure is calculated by adding the operating pressure necessary at an emission device to the total of all pressure losses accumulated from an emission device to the water source ([Reference Article 8, "Landscape and Screening"](#)).

Designated Public Park Areas or Facilities: City, State, or federally named, operated, maintained and/or identified public park grounds or recreational facilities as opposed to privately held, owned or operated park facilities.

Developer: The person or organization seeking to develop or plat land ([Reference Article 12, "Platting"](#)).

Development: Means any manmade change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials ([Reference Article 15, "Floodplain Management"](#)).

Development Review Committee (DRC): The Development Review Committee is an advisory body composed of City staff members that are designated by various department heads and division managers to conduct the initial review of development applications required under the Unified Development Code (UDC). The DRC serves in an advisory capacity to the Planning and Zoning Commission, and the City Council, in determining if an application for development is in conformance with all relevant requirements of the UDC. The various city departments represented at the DRC would include, but not be limited to, the Planning Division, Engineering Division, Building Inspections, Transportation Services, Fire, Police, Environmental Services, Legal Department and Code Compliance. Representatives from local utility companies are also represented on the Development Review Committee.

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Digital Billboard: Means an off-premise sign (as defined in Section 3.37 below), display or device, which changes the static message or copy by electronic means. The sign must be operated by an entity possessing an outdoor advertising license issued by the Texas Department of Transportation (TXDOT) (**Reference Article 9, “Sign Standards”**).

Dinner Theater: A theatrical entertainment facility in which the primary use involves the viewing of programmed entertainment events that include cinematic, live theatrical, dramatic, or musical performances performed on a stage and/or on a viewing screen to patrons who have purchased a ticket for the entertainment venue and who are seated at tables consuming food and beverages. A full service restaurant shall be permitted only as an accessory use to the entertainment function. The restaurant use, including any associated bar facility, shall only be operational and open to the public during scheduled entertainment events (**See definition of Full Service Restaurant**).

Directional Sign: **Reference Article 9, “Sign Standards”** for definition.

Director: This is the Director of the Planning and Development Department of the City of Grand Prairie. The Director may designate the Development Review Committee as a designee, or may chose a designated agent to act in his or her capacity.

Dissolve: Means a type of display transition between static message displays that is achieved with varying light intensity and where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message (**Reference Article 9, “Sign Standards”**).

District: One of the zoning classifications in the City for which the regulations governing the area, height or use of the land and buildings are uniform.

Double Check Valve: An assembly that is composed of two independently acting, approved check valves, including tightly closed resilient seated shutoff valves attached at each end of the assembly and fitted with properly located resilient seated test cocks. Also known as a Double Check Valve Backflow Prevention Assembly (**Reference Article 8, “Landscape and Screening”**).

Double-Frontage (Lot): A lot that has street frontage on both the front and rear of the lot, with the address assigned only on the front of the property, with the primary means of access being provided on the front (**Reference Article 12 “Platting”**).

Drip Line: A vertical line running through the outermost portion of the canopy of a tree and extending to the ground (**Reference Article 8, “Landscape and Screening”**).

Drive Entrance/Exit Signs: Directional signs relating solely to internal circulation. These signs do not have to adhere to any setback as long as they are no taller than 30 inches, are not located within any easement and are not within right-of-way. They may only be used to direct traffic in or out of the site and may bear the name of the business on-site, but may not advertise any products or services. The sign must be constructed of similar materials to the primary structure on the site or a Unified Signage Plan may be required at the discretion of the Director of Planning and Development or the Director’s designee (**Reference Article 9, “Sign Standards”**).

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Driving School: An establishment that trains persons to operate motorized vehicles.

Dwelling: A building or portion thereof which is arranged, occupied or intended for residential use, including facilities for food preparation, sleeping, and bathroom(s), occupied by not more than one family.

Dwelling - HUD-Code Manufactured Housing:

- A. A structure, constructed on or after June 15, 1976, according to the rules of the U.S. Dept. of Housing and Urban Development, transportable in one or more sections, which in the travel mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle.
- B. “Manufactured Housing” or “Manufactured home” means a HUD-code manufactured home or a mobile home and collectively means and refers to both.
- C. “Mobile Home” means a structure that was constructed before June 15, 1976 transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

Dwelling - Industrialized Housing or Home (previously known as “Modular” Home): A residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site and which is built without a chassis, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected on or affixed to a permanent foundation system. The term includes the plumbing, heating, air-conditioning, and electric systems.

Dwelling, Four-Family (Quadraplex, Fourplex): A detached building having four dwelling units with separate accommodations for, and occupied by, not more than four families. This dwelling shall not be occupied by more than eighteen persons unrelated by blood, marriage, or adoption. No individual unit may be resided in by six (6) or more persons unrelated by marriage, blood, or adoption.

Dwelling, Fraternity/Sorority: A detached building or dwelling unit maintained exclusively for members of Greek letter organizations and their guests or visitors and affiliated with an academic or professional college, university or other institution of higher learning.

Dwelling, Mobile Home: A dwelling unit designed to be on a permanent chassis, as a house which is made immobile and used as a temporary or permanent dwelling, or as part of a permanent dwelling, in accordance with the Texas Manufactured Housing Statute: but not including pick-up campers or travel trailers used temporarily for camping or outings.

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Dwelling, Modular Home: A manufactured dwelling unit designed not to be on a permanent chassis, but instead affixed to a permanent foundation in accordance with the Texas Manufacturing Housing Statute.

Dwelling, Multi-Family: A building or portion thereof, which is designed, built, rented, or occupied as a home or residence of three or more families.

Dwelling, Single Family-Attached: A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall, and which is designed for occupation by one family. This dwelling shall not be occupied by more than six (6) persons unrelated by blood, marriage, or adoption.

Dwelling, Single Family-Detached: A dwelling designed and constructed for occupancy by one family, and located on a lot or separate building tract, and having no physical connection to a building located on any other lot or tract. This dwelling shall not be occupied by more than six (6) persons unrelated by blood, marriage, or adoption.

Dwelling, Three-Family (Triplex): A detached building having three dwelling units with separate accommodations for, and occupied by, not more than three families or eighteen (18) boarders or lodgers (Six boarders or lodgers to each unit). This dwelling shall not be occupied by more than eighteen persons unrelated by blood, marriage or adoption.

Dwelling, Two-Family: A detached building having two dwelling units with separate accommodations for, and occupied by, not more than two families, or by two families and not more than four (4) boarders or lodgers (two boarders or lodgers to each unit).

Dwelling Unit: A building or portion of a building, which is arranged, occupied or intended to be occupied as living quarters for a family, and includes facilities for food preparation and sleeping.

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Easement: A privilege or right of use or enjoyment granted on, above, under, or across a particular tract of land by one-owner to another or to the public, as for utility access or drainage purposes (**Reference Article 12 “Platting”**).

EIA-222: Electronics Industries Association Standard 222, “Structural Standards for Steel Antenna Towers and Antennas Support Structures” (Reference **Article 24, “Wireless Telecommunications Facilities”**).

Elevated Building: Means, for insurance purposes, a non-basement building, which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns (**Reference Article 15, “Floodplain Management”**).

Elevation Certificate: An administrative tool used by the National Flood Insurance Program (NFIP) to document the elevation of the lowest floor (including basement) of an existing, new or substantially improved building (**Reference Article 15, “Floodplain Management”**).

30-24 **Emission Device:** Any device that is contained within an irrigation system and that is used to apply water. Common emission devices in an irrigation system include, but are not limited to, spray and rotary sprinkler heads, and drip irrigation emitters (**Reference Article 8, “Landscape and Screening”**).

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Employed: Engaged or hired to provide consulting services or perform any activity relating to the sale, design, installation, maintenance, alteration, repair, or service to a professional service such as irrigation systems. A person is employed if that person is in an employer-employee relationship as defined by Internal Revenue Code, 26 United States Code Service, §3212(d) based on the behavioral control, financial control, and the type of relationship involved in performing employment related tasks (**Reference Article 8, “Landscape and Screening”**).

Employees: A person(s) who works for another person or company in return for financial or other compensation, including those persons who are regularly employed as independent contractors. The regular working staff; paid, volunteer, or otherwise - at maximum strength and in full time equivalent numbers necessary to operate, maintain, or service any given facility of use under normal levels of service.

Engine/Major Component Replacement: A type of repair procedure, which consists exclusively of the removal and replacement of a major automotive component such as the engine, transmission, axle, differential or similar major component. This replacement includes necessary connections and seals but excludes dismantling or disassembly of the major automotive component (**Reference Article 4, “Permissible Uses”**).

Equal Degree of Encroachment: **Reference Article 15, “Floodplain Management”** for definition.

Erection/Construction/Installation: The process whereby a sign is put in place (**Reference Article 9, “Sign Standards”**).

Erosion Hazard Area: Land adjacent to a watercourse regulated by Article 15, which is determined by the Floodplain Administrator to be subject to flood-related erosion losses (**Reference Article 15, “Floodplain Management” & Article 12, “Platting”**).

Erosion Hazard Setback: The minimum horizontal distance from the toe of the slope of the bank of a watercourse that a structure must be constructed or placed to be outside the erosion hazard area (**Reference Article 15, “Floodplain Management” & Article 12, “Platting”**).

Escort Agency: A person who or business association, which furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.

Establishment: (Sexually Oriented Business) Any of the following:

- A. the opening or commencement of any sexually oriented business as a new business;
- B. the conversion of an existing business, whether or not a sexually oriented business;
- C. the addition of any sexually oriented business to any other existing sexually oriented business; or
- D. the relocation of any sexually oriented business.

Exception: A grant of permission that authorized the sub divider to deviate in a specified manner from the strict requirements of this article, as approved by City Council (**Reference Article 12 “Platting”**).

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Existing Construction: For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures" (**Reference Article 15, "Floodplain Management"**).

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community (**Reference Article 15, "Floodplain Management"**).

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) (**Reference Article 15, "Floodplain Management"**).

Extra-Territorial Jurisdiction: That portion of the City's jurisdiction, as provided for by State statute, which lies outside of the City limits (**Reference Article 12 "Platting"**).

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Fabrication/Assembly: Businesses engaged in the assembly of pre-manufactured parts into finished products or components. Operations that alter the physical or chemical structure of materials fall under the definition of "Manufacturing" and are specifically excluded, except those operations that are incidental to and necessary for the finish-out of a product. Such finish-out operations include but are not limited to the drilling or punching of holes, burnishing or de-burring, polishing, gluing, routing, incidental welding and similar low-intensity operations.

Facility Expansion: The expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization or expansion of an existing facility to improve existing development (**Reference Article 22, "Fee Schedule"**).

Fade: Means a type of display transition between static message displays that is achieved with varying light intensity and where the first message gradually loses light intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility (**Reference Article 9, "Sign Standards"**).

Family: Any number of individuals living together as a single housekeeping unit, in which not more than six (6) individuals are unrelated by blood, marriage, or adoption.

Family Living: The residential occupancy of a dwelling unit by a family where tenancy is arranged on a month to month or longer basis. Residential occupancy where tenancy is arranged for less than 30 days is a form of transient lodging. Accessory uses commonly associated with Family Living are recreational activities, raising of pets, gardening, hobbies, and parking of the occupants' vehicles.

ARTICLE 30: DEFINITIONS

Farm, Ranch or Orchard: An area of five (5) acres or more which is used for the growing of usual farm products, vegetables, fruits, trees and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep, and including any type of agriculture or husbandry specifically prohibited by ordinance or law.

Farm Product Sign: Signs that list those products (crops or animals) produced on site ([Reference Article 9, "Sign Standards"](#)).

Fee Rate: The dollar rate per service unit established by this Article for paying and collecting impact fees. The fee rate is less than or equal to the maximum fee rate. Fee rates for water and wastewater facilities are established in [Article 22, "Fee Schedule"](#) ([Reference Article 22, "Fee Schedule"](#)).

Fence: Any construction of wood, metal, wire mesh, masonry, or other material, erected for the purpose or assuring privacy or protection ([Reference Article 8, "Landscape and Screening"](#)).

Final Plat: The second phase of the platting process, which converts the preliminary plat into a legal document, which shall upon approval, by the City of Grand Prairie be recorded with the appropriate county, prior to the sale to lots or the issuance of building permits ([Reference Article 12 "Platting"](#)).

Final Plat Approval or Approval of a Final Plat: The point at which the applicant has complied with all conditions of approval and the plat has been released for filing with the County Clerk ([Reference Article 22, "Fee Schedule"](#)).

Fire Station: A building designed to contain fire equipment, fire fighting personnel, and other emergency services, as well as provide temporary living facilities for the fire fighters.

Flat Wall Signs/Fascia Signs: A sign that is attached or affixed parallel or flat to a building wall or structure, other than a pole ([Reference Article 9, "Sign Standards"](#)).

Flea Market: A market where the owner(s) leases or otherwise provides spaces to individual vendors, for the sale of used and/or second hand goods, items, materials and merchandise which are usually less than twenty (20) years of age; or older items which would not normally derive a value from their age (i.e. not antiques), but not including the sale of antiques, arts and crafts, or new items or merchandise.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from ([Reference Article 15, "Floodplain Management"](#)).

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Elevation Study: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards ([Reference Article 15, "Floodplain Management"](#)).

ARTICLE 30: DEFINITIONS

Flood Insurance Rate Map (FIRM): An official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community (**Reference Article 15, “Floodplain Management”**)

Flood Insurance Study: See *Flood Elevation Study* (**Reference Article 15, “Floodplain Management”**)

Floodplain Management: Means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations (**Reference Article 15, “Floodplain Management”**).

Floodplain Management Regulations: Means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such Texas or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction (**Reference Article 15, “Floodplain Management”**).

Flood Protection System: Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards (**Reference Article 15, “Floodplain Management”**).

Flood Proofing: Any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents (**Reference Article 15, “Floodplain Management”**).

Floodplain or Flood Prone Areas: Any land area susceptible to being inundated by water from any source (see definition of flood or flooding) (**Reference Article 15, “Floodplain Management”**).

Floodway: See *Regulatory Floodway* (**Reference Article 15, “Floodplain Management”**)

Floor Area: The total square footage or floor space within the perimeter dimensions of a building, including each floor level excluding cellars, carports or garages.

Floor Area Ratio: The ratio between the total square footage of gross floor space in building on a lot and the total square footage of land in the lot. It is the number resulting from dividing the building floor area by the lot area (result: a fraction or a percentage)

Fraternal Organization/Civic Club: A Non-Greek letter group of people organized for a common interest, usually cultural, religious, civic or entertainment, with regular meetings, rituals, and formal written membership requirements.

Free Standing Sign: **Reference Article 9 “Sign Standards”** for definition.

Frequency: The number of times per second a vibration or sound wave oscillates (**Reference Article 11, “Performance Standards”**).

ARTICLE 30: DEFINITIONS

Frontage: All the property on one side of the street between two intersecting streets (crossing or terminating), measures along the line of the street; or if the street is dead-ended, then all of the property abutting on one side between an intersecting street or place and the dead-end of the street of place, or if neither of the above apply, then all the land abutting on one side of a particular block as designated by house numbers.

Fuel Dispensing, Private: Service facility located on a commercial business site solely for the use of the business located on that site, not available to the public at large, and *does* not include repair or car wash service.

Fully Developed: The condition of the watershed after the watershed has under-gone ultimate development (**Reference Article 15, “Floodplain Management”**).

Functionally Dependent Use: A use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities (**Reference Article 15, “Floodplain Management”**).

Funeral Home (Parlor): An establishment with facilities for the preparation of the dead for burial or cremation, or for the viewing of the body, and for funerals.

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Garage Conversion: A building or portion of a building originally designed and constructed for the parking and storage of vehicles, which is remodeled into an enclosed living or work area.

Garage (Private Customer and Employee): A building or structure which is accessory to a non-retail commercial or manufacturing establishment, building or use and is primarily for the parking and storage of vehicles operated by the customers, visitors, and employees of the building. Parking is not available to the general public.

Garage (Public): A building or structure that is available to the general public for the parking and storage of vehicles.

Garage (Residential): An attached or detached accessory building which is subordinate to the primary structure, is not designed for human habitation, and which is used for the parking and storage of motor vehicles that are owned and operated by the residents of the primary structure. Such accessory building shall have a minimum of three or more enclosed side walls. Attached and detached residential garages satisfy the off street parking requirements stipulated in Article 10, “Parking and Loading Standards.” Such buildings shall be required to meet all regulations located within this Article, and will be subject to all standards stipulated in Section 6, “Residential Off-Street/On-Site Parking Requirements,” of **Article 10, “Parking and Loading Standards”, of the Unified Development Code.**

Gasoline Pumps: Signs attached to or on top of gasoline, pumps may not exceed four feet in width and three feet in height (**Reference Article 9, “Sign Standards”**).

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ARTICLE 30: DEFINITIONS

Gasoline Service Station: Retail establishment primarily engaged in selling gasoline and lubricating oils. These establishments frequently sell other merchandise, such as tires, batteries, and other automobile parts, or perform minor repair work. All locations and uses in the City where gasoline is dispersed, whether self-service or full-service, shall provide pneumatic air pumps and water hoses for the use of any customer without further charge. All such air and water outlets shall be kept and maintained in operable condition. Any such air and water service found to be damaged, out of service or inoperable for more than seven days shall be considered a prima facie violation of this Ordinance.

General Auto Repair: Means maintenance, repair, or replacement of the alternator, generator, starter, water pump, battery, brakes or other minor part thereof; minor tune-up (which consists of distributor cap, rotor and spark plug replacement); change of oil and filter, fan belt, or hoses; lamp replacement; repair of flat tires; muffler replacement/repair; lubrication. Repair in this case may also include service of air conditioning, cooling system, or similar component system. This may also include state vehicle inspections and the minor repairs necessary to pass state requirements (**Reference Article 4, “Permissible Uses”**).

Golf Course/Country Club (Public or Private): An area of twenty-five (25) acres or more containing a golf course and clubhouse, which is available to a specific recorded membership or for a fee. Such a club may include, as adjacent facilities, a dining room, private club, swimming pool, cabanas, tennis courts, and similar service and recreational facilities for patrons.

Governmental Building: A building which is owned or operated by a city, county, state, federal government, or school district which is open for use by the general public.

Grade: The change in vertical rise divided by the change in horizontal distance, expressed as a percentage (**Reference Article 12 “Platting”**).

Greenhouse (Non-Retail or Hobby): A building whose roof and/or sides are made of glass or other transparent or translucent material and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for personal enjoyment.

Greenhouse (Retail): A building whose roof and/or sides are made of glass or other transparent approved or translucent materials, and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for subsequent sale.

Gross Site Area: Area used to calculate landscape requirements. This area is calculated as follows (**Reference Article 8, “Landscape and Screening”**):

- A. **For Undeveloped Sites:** All areas of a site, except required buffer yards.
- B. **For Developed Sites:** All areas of the expanded site, except required buffer yards and requirements of Section 8.3.1.2.

Ground/Monument Signs: A sign not wholly supported on a building, or which has the ground as its main supporting structure (other than pole signs) (**Reference Article 9, “Sign Standards”**).

ARTICLE 30: DEFINITIONS

Group Living: The residential occupancy of a dwelling unit by a group of people who do not meet the definition of Family and where tenancy is arranged on a month to month or longer basis. Residential occupancy where tenancy is arranged for less than 30 days is a form of transient lodging. Accessory uses commonly associated with Group Living are recreational activities and parking of vehicles for occupants and staff.

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Half-Way House (Criminal): A dwelling unit designed to provide a controlled living environment for ex-offenders who are in the process of returning to society.

Hard Surfaced: As used in this Article shall be concrete for new construction; and for existing construction shall include, but not be limited to asphalt, brick, or any other commonly accepted paving which was approved by the Chief Building Official for private property, or approved by the City Engineer for public rights-of-way (**Reference Article 10, "Parking and Loading Standards"**).

Hardware Store: An establishment where fittings, cutlery, tools, utensils or part of machines are sold at retail.

Head-to-Head Spacing: The spacing of spray or rotary heads equal to the manufacturer's published radius of the head (**Reference Article 8, "Landscape and Screening"**).

Health Care Facility: A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human disease. These facilities include, but are not limited to clinics, doctors, and dentists offices, offices of supportive specialists such as physical, aural, and speech therapy, podiatry and psychological testing and counseling; dental, medical and optical laboratories and blood banks; prescription pharmacies; offices, stores, and display rooms for sale and rental of medical supplies and equipment. Ancillary uses include ambulance dispatch and airlift stations.

Health Hazard: A cross-connection or potential cross-connection with an irrigation system that involves any substance that may, if introduced into the potable water supply, cause death or illness, spread disease, or have a high probability of causing such effects (**Reference Article 8, "Landscape and Screening"**).

Heavy Equipment Parking or Storage: Means a parking lot, which is used for the short or long term parking or storage of heavy equipment for a fee. All commercial parking lots must meet the City's minimum paving standard for the proposed use. Alternative paving standards must be submitted to the City Engineer for review and approval (**Reference Article 4, "Permissible Uses"**).

Heavy Equipment: Means heavy mechanical equipment used for excavation and construction, moving storage materials, and heavy lifting. Typical equipment would be backhoes, front end loaders, fork lifts, bulldozers, road graders, earth movers and any other similar equipment (**Reference Article 4, "Permissible Uses"**).

Height (Airport Hazard District): When found in **Article 7 "Special Districts", Section 2 "Airport Hazard Districts"** - the term shall mean the distance measured from mean sea level to the top of the structure being measured, unless otherwise specified.

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ARTICLE 30: DEFINITIONS

Height (Building): The vertical distance of a building measured from the average established grade at the street line, or from the average natural front yard ground level, whichever is higher to: (1) the highest point of the roof's surface if a flat surface; (2) to the deck line of mansard roofs; or (3) to the mean height level between eaves and ridge for hip and gable roofs; and in any event excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

Height (Legal): The maximum height of a building permitted by any airport zoning ordinance or other ordinances restricting the height of structures.

Height of Signs: Height of signs shall be considered measured from the grade at the base of the sign to its maximum height as specified, unless otherwise specifically provided for in this Article (**Reference Article 9, "Sign Standards"**).

Heliport: An area, either at ground level or elevated on a structure, licensed or approved for the loading and take-off of helicopters, and including auxiliary facilities such as parking, waiting room, fueling and maintenance equipment.

Helistop: A heliport without auxiliary facilities such as parking, waiting room, fueling and maintenance equipment.

Highest Adjacent Grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure (**Reference Article 15, "Floodplain Management"**).

Historical Markers Plaques: Signs that designate an official historical site or structure (**Reference Article 9, "Sign Standards"**).

Historic Structure: Means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a Texas inventory of historic places in Texas with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved Texas program as determined by the Secretary of the Interior or;
 - b. Directly by the Secretary of the Interior in Texas without approved programs.

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(**Reference Article 15, "Floodplain Management"**)

ARTICLE 30: DEFINITIONS

Home for the Aged (Nursing Home): An extended or intermediate and facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Home Occupation: An occupation customarily carried on in the home, by a member of the occupant's family without the employment of additional person; without the use of a sign advertising the occupation on or off the premises. No commodity may be offered for sale on the premises. The occupation cannot create conditions that are offensive in nature such as noise, odor, increased traffic, smoke, etc. Any activity carried out for gain by a resident conducted as an accessory use cannot exceed thirty (30) percent (%) of the total area within the resident dwelling unit, including the garage. In all cases, home occupations shall specifically exclude any automotive repair or additional vehicular traffic.

Horse Race Track Facility: shall mean all the property and structures for which a license has been granted to operate a Class 1 horse race track by the Texas Racing Commission and for which an alcoholic beverage license has been issued by the State of Texas and the City of Grand Prairie pursuant to Chapter 3 of the Code of Ordinances (**Reference Article 11, "Performance Standards"**).

Hospice: A facility designed to provide a caring environment for supplying the physical and emotional needs of the terminally ill.

Hospital: A health care facility which provides primary health services and medical or major surgical care to persons, primarily in patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as a integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel: Facility offering transient lodging accommodations to the general public and may provide additional services such as restaurants, meeting rooms, and recreation facilities.

Household Appliance Service and Repair Facility: An establishment which repairs radio, television, and other household appliances but not involving the repair of small gasoline engines or the use of equipment which generates noise, odor, or electrical frequencies, so as not to interfere with the use and enjoyment of adjacent property.

HUD Code Manufactured Home: **See "Dwelling - HUD Code Manufactured Home"**

Hydraulics: The science of dynamic and static water; the mathematical computation of determining pressure losses and pressure requirements of an irrigation system (**Reference Article 8, "Landscape and Screening"**).

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Identification Pylon: A permanent ground mounted sign consisting solely of a single monolithic structure used to identify a development (**Reference Article 24, "Wireless Telecommunications Facilities"**).

Identification Sign: **Reference Article 9 "Sign Standards"** for definition.

ARTICLE 30: DEFINITIONS

Illegal Sign: Signs which are erected without a permit, without property owner permission, or which are erected in a zone without meeting minimum requirements of that zone (Reference [Article 9, “Sign Standards”](#)).

Illuminated Sign: Directly lighted by any artificial light source, internal or external ([Reference Article 9, “Sign Standards”](#)).

Immediate: Means a type of display transition that is achieved by the instantaneous changing from one message, content and/or image to another ([Reference Article 9, “Sign Standards”](#)).

Impact Fee: Either a charge or assessment for roadway or water or wastewater facilities imposed as set forth in this Code against new development. Impact fees do not include dedications of land for public parks or payments in lieu thereof, or dedication of rights-of-way or easements for such facilities of the construction or dedication of rights-of-way or easements for such facilities or the construction or dedication of on-site water distribution, waste-water collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development. Impact fees also do not include funds deposited in escrow for the construction of roadway improvements imposed pursuant to the platting Article, or pro rata charges or acreage fees to be placed in escrow for the purpose of reimbursing developers for over-sizing or construction of water or sewer mains for lines ([Reference Article 22, “Fee Schedule”](#)).

Impact Fee Statute: Chapter 35 of the Texas Local Government Code, as amended ([Reference Article 22, “Fee Schedule”](#)).

Individual & Family Social Services: Reference the Standard Industrial Classification Manual (SIC Code) #8322 for definition.

Indoor Auto Repairs: Means all assembly, disassembly, repairs or service work done inside a building which is completely enclosed. Open doors or windows are allowed for ventilation purposes ([Reference Article 4, “Permissible Uses”](#)).

Information Sign: [Reference Article 9 “Sign Standards”](#) for definition.

Inoperable Auto Holding Yard: Means a place or property where the principal use is limited to the storage, parking, or holding of three (3) or more whole inoperable vehicles for the purpose of retail or wholesale sales of said vehicles; or short or long term storage of said vehicles; provided however; that no repairs, dismantling, or partial dismantling, crushing, or compacting of said vehicles shall take place on said yard ([Reference Article 4, “Permissible Uses”](#)).

Inoperable Motor Vehicle: Means any motor vehicle that cannot be driven on a public thoroughfare because it does not have lawfully attached unexpired license plates, a valid motor vehicle safety inspection certificate, is wrecked, dismantled, partially dismantled, or requires Major Automotive Repairs as defined in this Article. Furthermore, any vehicle that remains on a lot in an un-drivable condition for a continuous period of more than forty-five (45) days shall be considered inoperable. ([Reference Article 4, “Permissible Uses”](#)).

ARTICLE 30: DEFINITIONS

Inspector: A licensed plumbing inspector, water district operator, other governmental entity or irrigation inspector who inspects irrigation systems and performs other enforcement duties for a municipality or water district as an employee or as a contractor (**Reference Article 8, “Landscape and Screening”**).

Installer: A person who actually connects an irrigation system to a private or public raw or potable water supply system or any water supply, who is licensed according to Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations) (**Reference Article 8, “Landscape and Screening”**).

Institution of a Religious or Philanthropic Nature: Institutions sponsored or operated by organizations for religious or philanthropic purposes, including but not limited to orphan's homes, homes for the aged, training and educational facilities, meeting establishments and places of residence.

Internal Street: Streets, or the portion of streets, which lie within a subdivision (**Reference Article 12 “Platting”**).

Irrigation Inspector: A person who inspects irrigation systems and performs other enforcement duties for a municipality or water district as an employee or as a contractor and is required to be licensed under Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations) (**Reference Article 8, “Landscape and Screening”**).

Irrigation Plan: A scaled drawing of a landscape irrigation system, which lists required information, the scope of the project, and represents the changes made in the installation of the irrigation system (**Reference Article 8, “Landscape and Screening”**).

Irrigation Program: Pursuant to House Bill (HB) 1656, HB 4, and Senate Bill (SB) 3, of the 80th Legislative Session, the Texas Commission on Environmental Quality (TCEQ) adopted Rule #2007-027-344-CE, effective on January 1, 2009 Chapter 344 of the Texas Commission on Environmental Quality requires municipalities with a population of 20,000 or more to adopt a landscape irrigation program (**Reference Article 8, “Landscape and Screening”**).

Irrigation Services: Selling, designing, installing, maintaining, altering, repairing, servicing, permitting, providing consulting services regarding, or connecting an irrigation system to a water supply (**Reference Article 8, “Landscape and Screening”**).

Irrigation System: An assembly of component parts that is permanently installed for the controlled distribution and conservation of water to irrigate any type of landscape vegetation in any location, and/or to reduce dust or control erosion. This term does not include a system that is used on or by an agricultural operation as defined by Texas Agricultural Code, §251.002 (**Reference Article 8, “Landscape and Screening”**).

Irrigation Technician: A person who works under the supervision of a licensed irrigator to install, maintain, alter, repair, service or supervise installation of an irrigation system, including the connection of such system in or to a private or public, raw or potable water supply system or any water supply, and who is required to be licensed under Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations) (**Reference Article 8, “Landscape and Screening”**).

ARTICLE 30: DEFINITIONS

Irrigation Zone: A subdivision of an irrigation system with a matched precipitation rate based on plant material type (such as turf, shrubs, or trees), microclimate factors (such as sun/shade ratio), topographic features (such as slope) and soil conditions (such as sand, loam, clay, or combination) or for hydrological control (**Reference Article 8, “Landscape and Screening”**).

Irrigator: A person who sells, designs, offers consultations regarding, installs, maintains, alters, repairs, services or supervises the installation of an irrigation system, including the connection of such system to a private or public, raw or potable water supply system or to any water supply and who is required to be licensed under Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations) (**Reference Article 8, “Landscape and Screening”**).

Irrigator-in-Charge: The irrigator responsible for all irrigation work performed by an exempt business owner, including, but not limited to obtaining permits, developing design plans, supervising the work of other irrigators or irrigation technicians, and installing, selling, maintaining, altering, repairing, or servicing a landscape irrigation system (**Reference Article 8, “Landscape and Screening”**).

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Jail (Primary Use): A building, or group of buildings designed to confine, and provide living quarters for those persons in lawful detention.

Junk Dealer: Any person, organization, partnership, corporation or association, which sells either used goods or goods, which were not produced or manufactured by such person, organization, partnership, corporation or association. Junk or secondhand dealer shall not mean persons, organizations, partnerships, corporations or associations which have a permanent place of business within the City of Grand Prairie and which have the majority of their sales occur at such permanent place of business.

Junked Vehicle: Any motor vehicle, as defined in Section 1 of Chapter 42, General Laws Act is of the 41st Legislature, 2nd Called Session, 1929 Article 6701d-11, Vernon's Texas Civil Statutes:

- A. is inoperable; and
- B. that does not have lawfully affixed to it either an unexpired license plate or a valid motor vehicle safety inspection certificate that is wrecked, dismantled or partially dismantled, or discarded, or that remains inoperable for a continuous period of more than 45 days.

---K---

Kiosk: A small, free standing, one story structure having a maximum floor area of six hundred (600) square feet, and used for commercial purposes, the posting of temporary information, and/or posters, notices and announcements. If kiosk is to be occupied, it shall have a minimum floor area of twenty-five (25) square feet.

30-36 **Kiosk Sign Plaza:** Means those sign structures featuring the Developer ID Panel at the top of each structure and located within, or immediately adjacent to, a subdivision or neighborhood for the purpose of directing traffic to the location of individual Homebuilder communities (**Reference Article 9, “Sign Standards”**).

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ARTICLE 30: DEFINITIONS

Kitchen (Commercial): The part of a restaurant, eating place or food service establishment which contains food preparation equipment*, food and utensil storage, utensil sanitation equipment**, any other area so designated by the Director of Health as necessary to the preparation of individual meals that will be served to the public in individual portions for consumption on the premises at which the meals are prepared.

* “Food preparation equipment” shall mean such equipment as stoves, ovens, ranges, slicers, mixers, meat blocks, tables, counters and steam tables. Food and utensil storage shall mean such items as walk-in refrigerators, walk-in freezers, reach-in refrigerators, reach-freezers, utensil racks, drawers and all food and paper goods storage areas within the main building and connected to the kitchen area.

** “Utensil sanitization equipment” shall mean such equipment as a commercial dishwasher with a pre-wash sink and sufficient table space upon which to air-dry utensils, and a three compartment sink.

The word “kitchen” does not apply to:

- A. Retail food stores as defined in the retail Food Sanitation code jointly published by the Association of Food and Drug Officials and the United States Department of Health and Human Services; nor
- B. Establishments that handle mostly prepackaged foods offered to the consumer and intended for off-premises consumption.

---L---

Landing Area: The surface area of an Airport or Heliport (Helistop) used for the landing, taking off or taxiing of aircraft.

Landscape Irrigation: The science of applying the necessary amount of water to promote or sustain healthy growth of plant material or turf (**Reference Article 8, “Landscape and Screening”**).

Land Use Assumptions: A description of the service area and projections of changes in land uses, densities, intensities and population and employment growth in the service area over at least a 10-year period which has been adopted by the City and upon which the Capital Improvements Plan is based (**Reference Article 22, “Fee Schedule”**).

Laundry or Cleaning Facility (Self-Service): An establishment providing washing, drying or dry cleaning machines or steam irons on the premises for rental use to the general public for family laundering for dry cleaning purposes.

Legal Height: The maximum height of a building permitted by any airport zoning ordinance or other ordinances restricting the height of structures (Ordinance 4198, 7-21-87).

Levee: A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding (**Reference Article 15, “Floodplain Management”**).

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ARTICLE 30: DEFINITIONS

Levee System: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices (**Reference Article 15, “Floodplain Management”**)

License: An occupational license that is issued by the Texas Commission on Environmental Quality under Title 30, Texas Administrative Code, Chapter 30 to an individual that authorizes the individual to engage in an activity that is covered by Title 30, Texas Administrative Code, Chapter 30 (**Reference Article 8, “Landscape and Screening”**).

Licensee: Means a person, persons, firm or corporation authorized by the license agreement to design, erect and maintain directional Sign Kiosk Plazas within the City (**Reference Article 9, “Sign Standards”**).

Light Compounding: The process whereby perfume or pharmaceutical are developed.

Light Industrial: Any Light Manufacturing and/or warehouse use that is non-polluting, non-toxic and generates a minimal amount of noise.

Living Area: See **“Floor Area”**

Living Unit: See **“Dwelling,”** also the room or rooms occupied by a family, and must include cooking facilities.

Local Street: A street which is intended primarily to serve traffic within a neighborhood and which is not necessarily continuous from or through several residential areas, as defined more precisely by the City's adopted Master Transportation Plan, Article 23 of the Unified Development Code (**Reference Article 12 “Platting”**).

Locksmith: A person who makes or repairs locks and keys.

Lodging House: See **“Boarding House”**

Lot: A parcel of real property (land) with a separate and distinct number or other designation shown on a plat, or subdivision map, approved by the City and recorded in the office of the appropriate County Clerk, or a parcel legally created or established pursuant to applicable zoning or subdivision regulations (**Reference Article 12 “Platting”**).

Lot Area: The net area of a lot not including portions of streets and alleys.

Lot Coverage: The percentage of the total area of a lot occupied by the base (first story or floor) of all buildings located on the lot, including carports, patio covers and gazebos but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.

Lot Depth: The distance between the front and the rear property lines measured from the center of the lot at the front lot line to the center of the lot at the rear lot line.

Lot Line: The perimeter line bounding a lot.

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Lot of Record: ^{1}} A lot which exists as shown or described or is part of a subdivision, the plat of which has been recorded in the Deed Records of the County Clerk of Dallas, Tarrant, or Ellis County; or ^{2}} a parcel of land, the deed for which is recorded in the County Clerk's office of Dallas, Tarrant, or Ellis County on or before October 18, 1960 (**Reference Article 12 "Platting"**).

Lot (Required Rear): That portion of a lot located to the rear of a line drawn from the midpoint of one lot line to the midpoint on the opposite lot line. The area forward of the line erected between the two midpoints on the side lot lines shall be referred to as the "front" of the lot.

Lot Width: The width of a lot measured at the required front building line. On those lots that have a building setback line in the form of an arc, the arc length at the front building line shall be the lot width.

Lowest Floor: Means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations (**Reference Article 15, "Floodplain Management"**).

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Main Building: The building or buildings on a lot that are occupied by the principal use.

Mainline: A pipe within an irrigation system that delivers water from the water source to the individual zone valve (**Reference Article 8, "Landscape and Screening"**).

Maintenance Checklist: A document made available to the irrigation system's owner or owner's representative that contains information regarding the operation and maintenance of the irrigation system, including, but not limited to: checking and repairing the irrigation system, setting the automatic controller, checking the rain or moisture sensor, cleaning filters, pruning grass and plants away from irrigation emitters, using and operating the irrigation system, the precipitation rates of each irrigation zone within the system, any water conservation measures currently in effect from the water purveyor, the name of the water purveyor, a suggested seasonal or monthly watering schedule based on current evapo-transpiration data for the geographic region, and the minimum water requirements for the plant material in each zone based on the soil type and plant material where the system is installed (**Reference Article 8, "Landscape and Screening"**).

Major Appliance Store: An establishment which sells large household equipment that is designed for a specific use such as washers, dryers, refrigerators, freezers, dishwashers and stoves.

Major Auto Repairs: Major repairs includes the repair and or replacement of larger auto components such as engines, transmissions, differentials, axles, or the repair of larger auto components by dismantling and reassembly for the purpose of refurbishing the component to like new condition, repair in this case may also include repair and replacement of air conditioning, cooling systems or similar component systems. The maintenance, repair, or replacement of the alternator, generator, starter, water pump, battery, brakes or other minor part thereof; minor tune-up (which consists of distributor cap, rotor and spark plug replacement); change of oil and filter, fan belt, or hoses; lamp replacement; repair of flat tires

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and lubrication also include state vehicle inspections and the minor repairs necessary to pass the state requirements are also included (**Reference Article 4, “Permissible Uses”**).

Major Irrigation Maintenance, Alteration, Repair or Service: Any activity that involves opening to the atmosphere the irrigation main line at any point prior to the discharge side of any irrigation zone control valve. This includes, but is not limited to, repairing or connecting into a main supply pipe, replacing a zone control valve, or repairing a zone control valve in a manner that opens the system to the atmosphere (**Reference Article 8, “Landscape and Screening”**).

Make Ready Service: Means a repair or service procedure necessary to prepare a used vehicle for sale, which may include, but not be limited to, the replacement of wipers, headlights, light bulbs, clear water rinse, detailing, or tire inflation or repair (**Reference Article 4, “Permissible Uses”**).

Manufactured Housing or Manufactured Home: [See “**Dwelling - HUD code Manufactured Home**”] A housing structure (also called a mobile home that meets HUD specifications) constructed on or after June 15, 1976 that conforms to the rules of the U.S. Department of Housing and Urban Development (HUD) as well as other specific standards of size and construction. Manufactured homes may not be prohibited within the City limits; however, state law does allow a city to designate appropriate areas for the location of manufactured homes. The term does not include a recreational vehicle as defined below (**Reference Article 15, “Floodplain Management”; Article 26, “Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations”**).

Manufactured Home Park: A unified development of lots arranged on a tract of land under common ownership, which has been planned and improved for the placement of two or more manufactured homes for non-transient occupancy. For purposes of this definition only, a “lot” means a plot of ground within a manufactured home park, which is designed to accommodate one manufactured home (**Reference Article 26, “Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations”**).

Manufactured Home Subdivision: A unified development of lots for the placement of one manufactured home per platted lot for non-transient occupancy, established for the purpose of having individually owned lots (**Reference Article 26, “Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations”**).

Marina: Establishment primarily engaged in operating marinas. These establishments rent boat slips and store boats, and generally perform a range of other services including cleaning and incidental boat repair. They frequently sell food, fuel, and fishing supplies, and may sell boats. Typically, such an establishment is a multi-purpose facility constructed near, adjacent to, over or on a lake, the primary purpose of which is to provide a central location for boating-oriented patrons to obtain necessary supplies and services for the enjoyment of the lake, typically including, but not necessarily limited to the following facilities:

- ✓ Floating boat slips or docks, wet or dry, covered or uncovered, with connecting walkways to land.
- ✓ Boat ramps for launching and retrieving boats.
- ✓ Covered or totally enclosed boat and R. V. dry storage facilities on land.
- ✓ Fishing and sightseeing facilities, including piers and floating barges, connected to land with walkways.
- ✓ Retail sales of fishing bait and fishing equipment facilities.
- ✓ Snack bars and vending machines on land and/or on water.
- ✓ Sanitary sewerage pump-out facilities on land and/or on water.

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- ✓ Excursion or charter boat berthing facilities on land and/or on water.
- ✓ Parking areas for general vehicles, trailers and RV's.
- ✓ Fire fighting facilities on land and/or on water.
- ✓ Restrooms with shower facilities and/or locker rooms on land and/or on water.
- ✓ Roadways and security fencing and lighting.
- ✓ Boat basin for floating boat storage.
- ✓ Breakwater levee to protect floating boats.
- ✓ Office and/or administration building on land or on water.
- ✓ Restaurant building, with or without alcoholic beverage sales on land and/or on water. Any alcoholic beverage sales must comply with the City alcoholic beverage ordinance.
- ✓ Ship's chandlery store (retail sale of boat supplies or equipment of specific kinds) on land and/or on water.
- ✓ Gasoline and/or diesel fueling facilities on land and/or on water.
- ✓ Open boat and/or R. V. dry storage facilities on land, including boat rental, repair and/or servicing.
- ✓ Golf driving range.
- ✓ Miniature golf course.
- ✓ Putting green.
- ✓ Golf equipment sales.
- ✓ Retail boat sales and service.
- ✓ R. V. sales and service.
- ✓ Camping equipment sales including tents and trailers.
- ✓ Guide services.
- ✓ L. P. gas sales (pre-bottled in tanks with no on-site filling or refilling of tanks).
- ✓ Monument signs.

Marquee Signs: Any hood or awning of permanent construction projecting from the wall of a building or other structure. Any marquee sign submitted for private use must be submitted as a Unified Signage Plan (**Reference Article 9, "Sign Standards"**).

Master Thoroughfare Plan: **Reference Article 12 "Platting"** for definition.

Master Valve: A remote control valve located after the backflow prevention device that controls the flow of water to the irrigation system mainline (**Reference Article 8, "Landscape and Screening"**).

Matched Precipitation Rate: The condition in which all sprinkler heads within an irrigation zone apply water at the same rate (**Reference Article 8, "Landscape and Screening"**).

Mausoleum: An above ground building or structure designed for internment of the deceased.

Maximum Fee Rate: The dollar rate per service unit determined by the Capital Improvements Plan as the maximum rate for calculating impact fees allowed in accordance with the impact fee statute. Maximum fee rates for water facilities are reflected in **Article 22, "Fee Schedule"** (**Reference Article 22, "Fee Schedule"**).

Mean Sea Level: Means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced (**Reference Article 15, "Floodplain Management"**).

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Message Center: Electronically controlled intermittent light impulses or alternating panels consisting of letters, words, or numerals, which can either change sequentially or travel across the display area. Message centers are meant to convey basic information regarding time, temperature and on-site advertising, and are secondary to business name. A maximum of 35% of the overall sign face area shall be permitted for an electronic, digital image, up to 20 square feet (**Reference Article 9, “Sign Standards”**).

Metes and Bounds: A method of describing the boundaries of real property by directions and distances from a known point of reference.

Mini - Warehouse: Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited. One caretaker/security quarters shall be permitted in association with a mini-warehouse use.

Minor Automotive Repair: Means a maintenance, repair or replacement procedure, which may include, but not be limited to, the repair or replacement of the following mechanical components (**Reference Article 4, “Permissible Uses”**):

Alternator	Change of oil and filter
Generator	Fan belt or hoses
Starter	Lamp replacement
Water pump	Repair of flat tires
Battery	Lubrication
Minor tune-up ¹	Brakes or other minor part thereof

¹ A minor tune up would consist of distributor cap, rotor and spark plug replacement.

Minor Emergency Clinic: A health care facility, which provides diagnoses and treatment for victims of accidents, emergencies or minor illness, but where the patient is not usually kept overnight. These facilities are usually smaller than 2500 square feet.

Mobile Home: Mobile homes are defined as structures constructed before June 15, 1976 that meet specific standards of size and construction. Texas state law allows the prohibition of new locations of “mobile homes” within the City limits. A Mobile Home is transportable in one or more sections and in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on-site it is 320 or more square feet and built on a permanent chassis, designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems (**Reference Article 26, “Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations”**).

Modular/Industrialized Home: A modular or “industrialized” home is constructed in facilities licensed and inspected by the Texas Department of Licensing and Regulation and erected on a permanent foundation system. Under Texas law, this type of home must be allowed to locate wherever conventional, “stick-built” homes are allowed. These homes must be produced in a facility that is licensed by the Texas Department of Licensing and Regulation (**Reference Article 26, “Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations”**).

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Monastery/Convent: A building or group of buildings designed to provide group housing for persons under religious vows or orders.

Motel: An establishment providing transient accommodations containing six or more rooms with at least 25% of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building, occupied by paying guests.

Motorcycle Dealer: Means a lot or space where any two or three wheeled vehicles are sold and after sale, service and repairs are made. Accessory uses accepted are General and Major Repair of the vehicle sold (**Reference Article 4, "Permissible Uses"**).

Motorcycle Repair: Means a facility or business with the principal use being the repair of two or three wheeled vehicles. Motor cycle sales shall not be permitted (**Reference Article 4, "Permissible Uses"**).

Motorcycle Sales: Means a lot or space where any two or three wheeled vehicles are sold. Typical accessory uses are Make Ready Service and Minor Repairs (**Reference Article 4, "Permissible Uses"**).

Motor Home: Means a motorized recreational vehicle, which includes a kitchen, bath and sleeping accommodations (**Reference Article 4, "Permissible Uses"**).

Motorized Vehicle Sales: The act of selling any vehicle that is propelled by mechanical power such as automobiles (cars), all-terrain vehicles, buses, heavy equipment, jeeps, motorbikes, motorcycles, mopeds, speedboats and trucks.

Moving Light: Means the physical change in position of any visible illumination source while lighted or the simulation of movement achieved with a pattern of sequentially illuminating visible illumination sources within close proximity to each other (**Reference Article 9, "Sign Standards"**).

Multiple-Family Building: See **"Apartment House"**

Multiple-Sided Sign: When two signs are mounted beyond a maximum allowable angle of 45 degrees to one another, they shall be prohibited. Provided, that this section shall not prohibit triangular or cube-type signs or multiple-sided signs that form a total enclosure of any geometric shape, the total square footage of all sides of such signs may not exceed the total square footage allowed (**Reference Article 9, "Sign Standards"**).

Multi-Purpose Special Event Center: A business which leases facilities on a short term basis for the purpose of accommodating meetings, conferences, exhibitions, social functions and amusement activities. Such a facility may not host any activity that could be considered a sexually oriented business as defined in City Ordinances. Such facilities shall also be subject to all City ordinances and regulations involving the sale and/or service of alcoholic beverages. Specifically, no alcohol beverages sales or service shall be permitted on site unless associated with a full service on-site restaurant. This use is intended to provide a primary use classification for temporary activities that would typically be allowed as accessory uses in certain primary uses such as a hotel or conference center.

Municipal/Public Domain Property: Examples of this would include City Hall, City R.O.W., public parks, Corps of Engineers property, State of Texas R.O.W., library, fire stations, water tower sites or similar properties (**Reference Article 8, "Landscape and Screening"**).

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Neighborhood Amenity Center: A facility for the exclusive use of the residents of specific area and their guests and not open to the general public. The facility may include such amenities as a clubhouse, swimming pool, playground, or recreations courts and is primarily maintained through a mechanism such as Home Owners Association dues.

Net Area of Lot (Net Acreage): The area of a tract of land less any existing or proposed rights-of-way or flood plain that is not either reclaimed or substantially improved as open space and incorporated into a project.

Net Leasable Area: Net Leasable area shall include that portion of any building, improvements or use of land which is included in rental areas or normally used as a part of the quarters of any owner, tenant, occupant or uses of such premises. Areas commonly excluded in the calculation of Net Leasable Area may include entry halls or foyers; elevator shafts; stairways; janitor, electrical mechanical or maintenance rooms; public rest rooms, etc. Common areas open to the public shall be included in the calculation of parking space requirements.

New Auto Parts Sales: A facility where new auto parts, including rebuilt and/or refurbished parts but no used parts are sold. In the (NS) Neighborhood Service Zoning District, there shall be no outside storage, installation of parts, or display allowed. Further, new auto parts stores in this district shall be no more than 2000 square feet in size.

New Construction: For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures (**Reference Article 15, "Floodplain Management"**).

New Development:¹ New development shall include any new construction on a vacant lot, or any new construction that expands or enlarges an existing lawful nonconforming use. Any expansion or enlargement of a lawful nonconforming use shall upgrade landscaping and screening on the site to meet all applicable regulations of Article 8 of the Unified Development Code (**Reference Article 8, "Landscape and Screening"**) or ² the subdivision of land within the territorial boundaries and the extraterritorial jurisdiction of the City that increases the number of service units for which an impact fee is payable; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of a structure or other physical change in any structure within the territorial boundaries or extraterritorial jurisdiction of the City that increases the number of service units for which an impact fee is payable; or any use or extension of the use of land or structure that increases the number of service units (**Reference Article 22, "Fee Schedule"**).

New Installation: With reference to irrigation systems, is an irrigation system installed at a location where one did not previously exist (**Reference Article 8, "Landscape and Screening"**).

New Manufactured Home Planned Development: Means a Planned Development for manufactured or mobile homes where the construction of facilities for servicing the lots on which the manufactured

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homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community (**Reference Article 15, "Floodplain Management"**)

Non-Commercial Radio Tower: Non-commercial radio towers shall be only those used by a person at his residence for his own personal use without charging anyone for a service or for any commercial or business use. Such tower or tower-antenna combination shall not exceed 65 feet in height and must comply with the regulations contained in this ordinance. Any non-commercial radio tower in excess of 65 feet in height shall require a specific use permit and site plan (**Reference Article 4, "Permissible Uses"**).

Non-Conforming Sign: Signs which do not now conform to the requirements of the zoning district in which they are located or the zoning ordinance standards, but that did meet all requirements prior to adoption or amendment of the ordinance (**Reference Article 9, "Sign Standards"**).

Non-Conforming Use: Any use of land that was lawfully in existence, and/or occupied at the time the regulation is prescribed in the ordinance or an amendment thereto becomes effective and does not then meet the requirements of said regulations.

Non-Conforming Structure: A structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to a zoning ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the new requirements of the zoning district.

Non-Residential Property: For the purpose of **Article 22, "Fee Schedule"**, any property that is not residential in nature as defined in Article 22 and the Unified Development Code (**Reference Article 22, "Fee Schedule"**).

Non-Site Traffic: Traffic not created or associated with the traffic generated by the project (**Reference Article 23, "Master Transportation Plan"**).

Non-Stacking Parking: The parking of cars side-to-side, or parking cars back to back with two outlets.

Nude Model Studio: A place where a person who appears in a state of nudity or displays "Specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Nursing Home: See **"Home For the Aged"**

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Obsolete/Abandoned Sign: Signs which advertise a product, service or business no longer available or in operation; a sign which is not being maintained [**Removal of Obsolete/Abandoned Signs:** Any sign which the Building Official determines no longer serves a bona fide use conforming to this code, shall be removed by the owner, agent, or person having the beneficial use of the land, building, or structure upon which the sign is located within 15 days after written notification to do so from the Building Official or his designee. Upon failure to comply with such notice, the Building Official is hereby authorized to cause removal of such sign, and any expense incident thereto shall be paid by the owner

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of the land, building or structure to which such sign is attached or upon which it is erected] ([Reference Article 9, "Sign Standards"](#)).

Occupancy: The use or possession of land or structures by property owners or tenants.

Occupied Building: Any residence, school, hospital, church, public library or other building that is occupied or in use when the permit application is submitted ([Reference Article 4, "Permissible Uses"](#)).

Octave Band: A portion of the audible sound spectrum. An Octave Band Analyzer divides the audible sound spectrum into eight (8) octave bands ([Reference Article 11, "Performance Standards"](#)).

Odor Threshold: The concentration of odorous matter in the matter in the atmosphere necessary to be perceptible to the olfactory nerve. Determination of the Odor Threshold is prescribed by ASTM D 1391-57, Standard Method for Measuring Odor in Atmosphere ([Reference Article 11, "Performance Standards"](#)).

Office: A place, such as a building room or suite, in which services, clerical work, or professional duties are carried out. These uses include but are not limited to banks, credit unions and/or mortgage companies, credit agencies, stock/brokerage offices, insurance and/or real estate offices, professional offices such as accountant, architect, doctor, engineer, financial consultant, lawyer, planner, psychiatrist, psychologist, secretarial company, parole or probation offices (without living quarters).

Officially Permitted Flags and Insignias: Flags, emblems or insignia of a nation, political unit, service organization, school or religious group. Such flags and insignias are not considered to be signs, but must comply with height restrictions of the zoning district in which they are located ([Reference Article 9, "Sign Standards"](#)).

Off Premise Sign: Also referred to as a Billboard, means a sign that does not relate to the premises on which it is located. For the purposes of this Unified Development Code, Off Premise signs are subject to the provisions of Section 9.5.5. New billboard locations are prohibited within the corporate limits of the City of Grand Prairie, and its extraterritorial jurisdiction, unless approved under the conditions specified in Article 8, "Landscape and Screening Standards" ([Reference Article 9, "Sign Standards"](#)).

Official Sign: Signs erected or required by a governmental entity ([Reference Article 9, "Sign Standards"](#)).

Offsite: Any off-site freestanding sign which is designed, erected and maintained for public purposes and to serve as a public convenience in directing pedestrian and vehicular traffic, but not used for the purpose of advertising uses and activities on site ([Reference Article 9, "Sign Standards"](#)).

Oil Racks: Signs attached to or on top of oil racks may not exceed four feet in width and three feet in height ([Reference Article 9, "Sign Standards"](#)).

On-premise Business Sign: Any sign, the content of which relates to the premises on which it is located, referring exclusively to the name, location, products, person, accommodations, services or activities of those premises, or the sale, lease or construction of those premises ([Reference Article 9, "Sign Standards"](#)).

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On Premise Signs: Any sign, the content of which relates to the premises on which it is located, referring to the name, location, products, services or activities on the premises, or the sale, lease or construction of the premises. The sign may also refer to the name, location, products, services or activities on adjacent premises as allowed under Section 9.7 (**Reference Article 9, “Sign Standards”**).

Open Boat and/or RV Dry Storage: A secured facility with or without a screening fence or wall within which are stored boats, trailers, campers, recreation vehicles, and other associated vehicles, including offices for the facility, boat rentals, and repair, service and maintenance facilities for boats. Said facility may include fuel storage and dispensing facilities.

Open Space: Area included in any side, rear, or front yard, or any unoccupied space on the lot that is open and unobstructed to the sky, except for the ordinary projections of cornices, eaves and porches, but not including dedicated streets or other dedicated public spaces.

Orphanage: A building, or group of buildings licensed by the state to provide shelter for children without parents or immediate family.

Outdoor Auto Repairs: Means all assembly, disassembly, repairs or service work done outside in an area that is open to the sky, or under a covered structure, which is not totally enclosed by full height walls (**Reference Article 4, “Permissible Uses”**).

Outside Display and/or Sale of Merchandise Outside a Building: The placement of articles, which are representative of items for sale inside a building, in an uncovered area on private property. All exterior display of furniture, appliances, or similar materials as allowed in the district must be behind the required front yard line established in the district in which the use is located.

Outside Storage: The placement of articles, including merchandise, inventory, equipment, machinery and other material, which are not currently in use, in an uncovered area. All outside storage is required to be screened with a solid fence in accordance with **Article 8** of this Code.

Outside Storage (Accessory): Accessory outside storage, or outside storage (accessory), shall be outside storage that is accessory and ancillary to a primary use on the property. Such storage shall not exceed 30 % (percent) of the area of all structures on a site or 15 % (percent) of the site itself, whichever is greater.

Owner: **Reference Article 7 “Special Districts” & Article 4, “Permissible Uses”** for definition.


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Particulate Matter: Finely divided solid or liquid matter, other than water, which is released into the atmosphere (**Reference Article 11, “Performance Standards”**).

Parking Space: A dimensioned area for the parking of a motor vehicle on public or private property.

Parkway: The area of public right-of-way located between the curb or edge of pavement and the property line (**Reference Article 8, “Landscape and Screening”**).

Pass-Through Contract: A written contract between a contractor or builder and a licensed service provider such as an irrigator or exempt business owner to perform part or all of a professional service

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such as the irrigation services relating to an irrigation system (**Reference Article 8, “Landscape and Screening”**).

Pay Check (Payday) Advance/Loan Business: An establishment that makes small consumer loans, usually backed by a postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term, or until an applicant’s next payday, and then cashed unless the customer repays the loan to reclaim such person’s check (Reference **Article 4, “Permissible Uses”**).

Pergolas: A structure that is composed of horizontal trellis or framework that is supported on poles or posts. These structures are characterized as being open with a flat roof, with rafters that run at regular intervals horizontally across the top of the structure. Such structures are typically constructed from wood or other materials (Reference **Article 6, “Density and Dimensional Requirements”**).

Perimeter Street: Streets that form a boundary of a subdivision, and thus are not entirely contained within that subdivision (**Reference Article 12 “Platting”**).

Permanent Cosmetics: (or Permanent Make-Up) The application of permanent or semi-permanent pigmentation into the skin for eyebrows, eyeliner, lip liner/color/blend, blush, areola repigmentation, scar camouflage, beauty marks, hair imitation, lash enhancement or any other corrective purposes by a medical or dental professional or a technician that has been trained in the field of corrective cosmetics. Permanent Cosmetics is permitted as an accessory use only and does not include the application of tattoos or body art.

Permanent Place of Business: A permanent building or structure which is either owned by such person, organization, partnership, corporation or association or which has been leased by such person, organization, partnership, corporation or association for a period of at least one hundred eighty (180) days.

Permeable Pavement: A paving material that permits water penetration to a soil depth of 18 inches or more. Permeable pavement may consist of nonporous surface materials poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area (**Reference Article 8, “Landscape and Screening”**).

Person: An individual, firm, partnership, joint venture, corporation, company, association, or any other group acting as an independent unit (**Reference Article 9, “Sign Standards”**).

Personal Care: Assistance with feeding, dressing, moving, bathing, or other personal needs or maintenance; or general supervision or oversight of the physical and mental well-being of a person who needs assistance to maintain a private and independent residence in the facility or who needs assistance to manage his or her personal life, regardless of whether a guardian has been appointed for the person. (Title 40, Part 1, Chapter 92, Subchapter A, 92.2 Definitions of the Texas Administration Code)

Personal Interest Signs: A sign erected for the specific purpose of proclaiming a viewpoint or belief of an individual (**Reference Article 9, “Sign Standards”**).

Personal/Professional Signs/Nameplates: Any sign which list exclusively a name or names (includes family/farm name signs (**Reference Article 9, “Sign Standards”**)).

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Philanthropic Organization: A group of individuals assembled into an organization with the sole purpose of performing charitable, magnanimous, humanitarian, humane or unselfish acts. The organization must also be classified for tax purposes as “non-profit”.

Planning and Zoning Commission: The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in zoning and specific use permits as well as to approve plats and site plans.

Plant Nursery (Retail Sales): An establishment where foliage is sold at retail to the public, and may include the on premise nurturing of plants, as well as involving the display of same offered for sale when such display is behind the front yard line established in the district in which the greenhouse is located.

Plant Nursery (Wholesale): An establishment where foliage is sold in bulk to the public and may include the on premise nurturing of plants, as well as the display of same offered for sale when such display is behind the front yard line established in the district in which the greenhouse is located.

Plat: The map or drawing on which is presented a sub-divider's plan of a subdivision which is submitted for approval, and a copy of which is intended to be recorded in final form (**Reference Article 12 “Platting”**).

Pole (or Pylon) Signs: A sign supported by and placed upon poles or standards for support (**Reference Article 9, “Sign Standards”**).

Police Station: A building that houses a police force unit, as well as a holding cell(s) for offenders.

Political Sign: A sign pertaining to any national, state, county or local election (**Reference Article 9, “Sign Standards”**).

Portable Sign: **Reference Article 9 “Sign Standards”** for definition.

Post Office: A federal government building in which mail services are provided, including, but not limited to the sale of stamps, shipping containers, mail delivery and storage.

Postal Service: A privately owned building or part of a building in which mail services are provided including, but not limited to mail boxes, the sale of stamps, shipping containers, mail delivery and storage.

Potable Water: Water that is suitable for human consumption (**Reference Article 8, “Landscape and Screening”**).

Preliminary Plat: The initial plan for a subdivision, outlining roadway, lot and block layouts and easements, which serves as the basis for preparation of a final plat (**Reference Article 12 “Platting”**).

Premises: A lot, parcel, tract or plot of land together with the buildings and structures thereon.

Pressure Vacuum Breaker: An assembly containing an independently operating internally loaded check valve and an independently operating loaded air inlet valve located on the discharge side of the check

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valve. It is also known as a Pressure Vacuum Breaker Back-siphonage Prevention Assembly (**Reference Article 8, "Landscape and Screening"**).

Private Club: Quarters for a private organization with restricted membership, and including the on-site sale or use of alcoholic beverages, along with social and recreational facilities for members only.

Private Garage: An accessory building housing vehicles owned and used by occupants of the main building. If occupied by vehicles of other, it is a storage space.

Private Street: A private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of the Unified Development Code. The term "private street" shall be inclusive of alleys (**Reference Article 25, "Gated Communities, Private Streets"**).

Private Waste Water Facility: A wastewater treatment and disposal system not owned by a public entity, such as septic tank systems, or a privately-owned package waste water treatment plant (**Reference Article 12 "Platting"**).

Private Water System: A water system, including, but not limited to wells, water storage facilities or pipelines, owned and maintained by an individual or entity other than a governmental body.

Product Advertising: A sign that displays, mentions or alludes to a specific product (**Reference Article 9, "Sign Standards"**).

Product/Services Provided Sign: Any sign that lists an available (on-premise) product or service (**Reference Article 9, "Sign Standards"**).

Prohibited Sign: Any sign not specifically allowed by this Unified Development Code (**Reference Article 9, "Sign Standards"**).

Projected Traffic Volumes: The number of vehicles that are expected/calculated to exist on streets after completion of the project (**Reference Article 23, "Master Transportation Plan"**).

Projection Sign: A sign which is attached or affixed to a building wall or structure other than a pole, and extends or projects perpendicular from the building wall or structure (**Reference Article 9, "Sign Standards"**).

Property Line: A dividing line between a lot, tract or parcel of land and/or public right-of-way.

ProRata: A charge made against a developer to pay for water and sanitary sewer mains provided by another developers (**Reference Article 12 "Platting"**).

ProRata Contract: A contract executed between the City and the person who financed a water and/or sewer extension, in order that the original investor may recover a portion of such investor's cost of water or sewer lien if other property owners adjacent to the lien make connection to said line (**Reference Article 12 "Platting"**).

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Protective Fencing: Snow fencing, chain link fence, orange vinyl construction fencing or similar fencing with a minimum four-foot approximate height (**Reference Article 8, “Landscape and Screening”**).

Prototype Development Shop: Businesses or individuals engaged in the research, development and limited production of models or archetypal products, to be used for testing and modifications with the intent that they be used as a basis for products, which may be manufactured elsewhere in quantity. Some production of modified versions of the same product or of several copies of the same product may be performed, but in no case shall they be manufactured in such amounts or form that they could be sold or distributed as final, end-user products.

Psychiatric Hospital: A health care facility that provides mental health services such as diagnostic testing, psychological testing and counseling, and/or treatment of mental deficiencies.

Public Improvements: Shall be limited to the oversized portion of streets, drainage improvements, and water and sewer lines shown on a master plan or other previously adopted planning document to be necessary to serve areas other than the subdivision (**Reference Article 12 “Platting”**).

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Qualified Parking Consultant: A registered Professional Engineer experienced in Traffic Engineering.

Quick Lube & Tune: Means a business or facility where the principal use is changing oil, lubrication, and minor auto repair. This may also include state vehicle inspections and the minor repairs necessary to pass the state requirements (**Reference Article 4, “Permissible Uses”**).

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Radio, Television, or Microwave Tower: A tower or structure of skeleton framework, attached directly to the ground or to another structure used for the transmission or reception of radio television microwave or any other form of telecommunications signals.

Radio Towers (Commercial): Any radio tower used by a person or company for business or for profit by providing a service for a fee or other compensation.

Radio Towers (Non-Commercial): Any radio tower used by a person at his/her residence for his/her own personal use without charging anyone for a service or for any commercial or business use.

Railroad Right-of-Way: Real property that is owned by railroad companies including railroad track and right-of-way, but excluding railroad stations, sidings, team tracks, loading facilities, docks, yards or maintenance areas.

Reach: **Reference Article 15, “Floodplain Management”** for definition.

Real Estate Development Sign: A sign that advertises a parcel of land or a structure for rent, lease or sale (**Reference Article 9, “Sign Standards”**).

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Real Estate: Land and anything permanently affixed to the land, such as buildings, fences, and those things attached to the buildings, such as light fixtures, plumbing, and heating fixtures, or other such items that would be personal property if not attached. The term is generally synonymous with real property.

Real Property: See “[Real Estate](#)”

Rear of a Lot: The rear of a lot as herein specified shall be that portion of a lot located to the rear of a line erected from the midpoint on one lot line to the midpoint on the opposite lot line. The area forward of the line erected between the two midpoints on the side lot lines shall be referred to as the “Front of the lot.”

Reclaimed Water: Domestic or municipal wastewater which has been treated to a quality suitable for beneficial use, such as landscape irrigation ([Reference Article 8, “Landscape and Screening”](#)).

Records of Landscape Irrigation Activities: The irrigation plans, contracts, warranty information, invoices, copies of permits, and other documents that relate to the installation, maintenance, alteration, repair, or service of a landscape irrigation system ([Reference Article 8, “Landscape and Screening”](#)).

Recreational Club: A private facility or club with restricted memberships, usually of less area than a country club, and/or similar recreational facilities, none of which are available to the general public. This does include facilities and amenities associated with multi-family development and for the use of their residents. It does include indoor and outdoor recreational activities.

Recreational Vehicle: As referenced in the Unified Development Code refers to a vehicle that has been altered to contain sleeping quarters for temporary occupation. Specifically that would include a vehicle which is: a) built on a single chassis; b) 400 square feet or less when measured at the largest horizontal projections; c) self-propelled or permanently tow able by motor vehicle; d) designed primarily not for use as permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use; and e) required by Texas law to have a valid vehicle registration when traveling upon public streets. “Recreational vehicle” shall not include a manufactured home ([Reference Article 15, “Floodplain Management”](#); [Article 26, “Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations”](#)).

Recreational Vehicle Park: A unified development on a tract of land under common ownership designed primarily for transient service, on which recreational vehicles of the general public are parked or situated ([Reference Article 26, “Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations”](#)).

Recorded Plat: The legal document representing a lot of subdivision that is filed for record, upon approval by the City at the office of the appropriate County Clerk ([Reference Article 12 “Platting”](#)).

Rectory Parsonage: A dwelling unit provided by a church to be occupied by the priest, pastor, rabbi and his/her family. If located on the same lot as place of worship, may be construed as an accessory use.

Reduced Pressure Principle Backflow Prevention Assembly: An assembly containing two independently acting approved check valves together with a hydraulically operating mechanically independent pressure differential relief valve located between the two check valves and below the first check valve ([Reference Article 8, “Landscape and Screening”](#)).

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Registered Group Home: Refers to a facility licensed with the State of Texas and includes facilities that are referenced as group homes, community homes, assisted living facilities or residential treatment facilities as defined in the Texas Human Resources Code, Section 42.002, or the Texas Health and Safety Code, Chapters 123, 247 and 248.

Under the Americans with Disabilities Act (ADA), Fair Housing Act (FHA) and Fair Housing Amendments Act (FHAA), municipalities have a legal obligation to allow registered family homes in residential zoning districts. Such Acts are intended to provide individuals with handicaps protections from discrimination that has the effect of making housing unavailable to people with disabilities, or segregates them in the community, is considered to be discriminatory.” [H.R. Rep. No. 711, 100th Congress, 2nd Session (1998)].

Moreover, “discrimination” includes a refusal to make reasonable accommodations in rules, policies, practices, and services when such accommodations are necessary to afford elderly or handicapped persons an opportunity to use and enjoy a dwelling.

Refer to the Grand Prairie Code of Ordinances

Regulatory Flood: Means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height (**Reference Article 15, “Floodplain Management”**).

Regulatory Zone: The area within the Trinity River Corridor as defined by the current City approved 100-year floodplain based upon fully developed conditions (**Reference Article 15, “Floodplain Management”**).

Replacement Tree: A tree that is selected and planted in accordance with Article 8, “Landscape and Screening,” of the Unified Development Code (**Reference Article 8, “Landscape and Screening”**).

Replat: A legal document that reconfigures property that has been platted and filed (**Reference Article 12 “Platting”**).

Residence: See “**Dwelling**”

Residence Home for the Aged: See “**Home for the Aged**”

Residential Development: Means the active construction of any new residential homebuilding business to include single family detached, townhouse, condominium, all of the above mentioned while in some form of active development (**Reference Article 9, “Sign Standards”**).

Residential District: Single Family Estate Dwelling District (SF-E), Single Family One-Revised Dwelling District (SF-1-R), Single Family One Dwelling District (SF-1), Single Family Two Dwelling District (SF-2), Single Family Three Dwelling District (SF-3), Single Family Four Dwelling District (SF-4), Single Family Attached Dwelling District (SF-A), Single Family Townhouse Dwelling District (SF-TH), Single Family Zero Lot Line Dwelling District (SF-ZZL), Two Family Dwelling District (2F), Multiple Family One Dwelling District (MF-1), Multiple Family Two Dwelling District (MF-2), and Multiple Family Three Dwelling District (MF-3) as defined in the Grand Prairie Unified Development Code.

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Residential Property: Property located within a single family, duplex, or multi-family zoning district or within a planned development zoning district (or identifiable portion of such a district) limited to residential use (**Reference Article 22, “Fee Schedule”**).

Residential Use: Single Family Estate Dwelling District (SF-E), Single Family One-Revised Dwelling District (SF-1-R), Single Family One Dwelling District (SF-1), Single Family Two Dwelling District (SF-2), Single Family Three Dwelling District (SF-3), Single Family Four Dwelling District (SF-4), Single Family Attached Dwelling District (SF-A), Single Family Townhouse Dwelling District (SF-TH), Single Family Zero Lot Line Dwelling District (SF-Z), Two Family Dwelling District (2F), Multiple Family One Dwelling District (MF-1), Multiple Family Two Dwelling District (MF-2), and Multiple Family Three Dwelling District (MF-3) use as defined in the Grand Prairie Unified Development Code.

Resort Casino Hotel: A hotel facility offering transient lodging accommodations to the general public that contains a gambling casino, providing organized, regulated and monitored games-of-chance, with said casino sharing the same climate controlled, building envelope with the hotel facility, and that contains the following components and amenities:

- A. Contains a minimum of 300 furnished rooms available to the transient public, with a minimum of five percent (5%) of the total number of rooms available to the transient public be designed and constructed as luxury suite rooms with a minimum square footage of 700 square feet of interior floor area. No room available to the transient public shall contain less than 400 square feet of interior floor area;
- B. Contains a minimum of three (3) full-service restaurants with permanent seating and a minimum gross floor area of no less than 5,000 square feet;
 1. Outdoor dining areas may be used in calculating the gross floor area, but shall not exceed more than forty percent (40%) of the total dining area provided.
 2. Such restaurant shall contain a bar that serves alcoholic beverages to be consumed on premise.
 3. Said bar area shall not exceed more than twenty percent (20%) of the gross floor area of the restaurant.
 4. At the discretion of the restaurant management, such restaurant shall be permitted, but not required, to remain open to the public 24 hours a day, 7 days a week.
- C. To the extent permitted by state law, provides space for interactive gambling activities containing a minimum of 40,000 square feet of total, aggregate interior floor area comprised of the following:
 1. Contain a main gaming casino room of not less than 30,000 square feet of interior floor area;
 2. May, at the option of the owner, provide smaller casino parlor rooms that contain a minimum interior floor area of not less than 3,000 square feet; and

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3. Contains a minimum of twelve (12) slot machines for each room available to the transient public, 40 table games, and a sports book and race pool.

Restaurant (Full Service): A restaurant that sells prepared foods and drinks for consumption on the premises and that includes the following elements:

- A. Contains more than 2,500 gross square feet of building area with a minimum of 150 seats in the dining area. Outdoor dining areas may be used in calculating the gross floor area, but shall not exceed more than forty percent (40%) of the total dining area provided as measured in square feet;
- B. For restaurants containing more than 4,999 gross square feet of building area, a bar/holding area that serves alcoholic beverages to be consumed on premise shall be permitted that does not exceed more than twenty percent (20%) of the gross floor area of the restaurant building as measured in square feet;
 1. A bar/holding area shall be prohibited for restaurants with a gross floor area of less than 5,000 square feet (reference [Article 11](#), Section 11.12.1.B).
- C. Contains a commercial kitchen area equal to at least ten percent (10%) of the gross floor area of the restaurant building as measured in square feet;
- D. Provides a printed food and beverage menu for patrons;
- E. Employs city certified cooks and food handlers that prepare all food menu items in the kitchen area;
- F. Employs wait staff providing table service for patrons;
- G. Contains a designated dining area with permanent seating as indicated on the floor plan drawing submitted for building permit review;
- H. Provides non-disposable eating utensils, specifically glasses, cups, plates, knives, forks and spoons, that are not sold or packaged with the food, but are provided by the restaurant owner for the convenience of the patrons. Such utensils remain within the restaurant premises and are cleaned for re-use in accordance with applicable health codes of the City of Grand Prairie and State of Texas; and
- I. Take-out food service, typically packaged with disposable eating utensils, does not account for more than forty percent (40%) of the restaurant's gross annual revenue.

Restaurant (Serving Alcohol with No Live Entertainment Facilities): The following shall be contained in the definition of a restaurant (serving alcohol with no live entertainment facilities): Alcoholic beverages may be sold for on-premise consumption only in accordance with the standards established in Article 5, "Specific Uses" or [Article 11, "Performance Standards,"](#) of the Unified Development Code, whichever is applicable. "Live Entertainment Facilities" means any area designated on an interior floor plan for use or uses other than dining which may include but are not limited to dance floors, stages, pool tables, video

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games or other token-operated amusement devices, disc-jockey booths and similar live entertainment facilities.

Restaurant (Serving Alcohol with Live Entertainment Facilities): The following shall be contained in the definition of a restaurant (serving alcohol with live entertainment facilities): Alcoholic beverages may be sold for on-premise consumption only in accordance with the standards established in Article 5 “Specific Uses” of the Unified Development Code. “Live Entertainment Facilities” means any area designated on an interior floor plan for use or uses other than dining which may include but are not limited to dance floors, stages, pool tables, video games or other token-operated amusement devices, disc-jockey booths and similar live entertainment facilities.

Restaurant (75% or More Alcohol Sales): The following shall be contained in the definition of a **Full Service** restaurant (75% or more alcohol sales): Alcoholic beverages may be sold for on-premise consumption only in accordance with the standards established in **Article 5, “Specific Uses”** of the Unified Development Code.

Restaurant (Walk-Up Service Only): A restaurant that sells prepared foods and drinks for consumption on the premises and that includes the following elements:

- A. Customers order their meals and drinks at the food order counter;
- B. Customers pick up their own meals and drinks at the food order counter or designated food pick-up window/beverage dispenser;
- C. Provides a menu board above the food order counter;
- D. Contains a commercial kitchen area equal to at least (10%) of the gross floor area of the restaurant building as measured in square feet;
- E. Contains a designated dining area with permanent seating as indicated on the floor plan drawing submitted for building permit review;
- F. Employs city certified cooks and food handlers that prepare all food menu items in the kitchen area;
- G. Take-out food service does not account for more than forty percent (40%) of the restaurant’s gross annual revenue;
- H. Outdoor dining areas may be used in calculating the gross floor area, but shall not exceed more than forty percent (40%) of the total dining area provided as measured in square feet;
- I. Alcohol sales are not permitted through the drive-up window.

Retail Camper Convenience Store: A retail facility specializing in the provision of camping supplies and equipment such as tents, stakes, lanterns, portable grills, cooking equipment, sleeping bags, awnings, canned or dried food, regular foods, produce or commodities, including beverages, and similar camping supplies.

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Retail Stores and Shops Other Than Listed: Shop offering all types of consumer goods, for sale, but excluding the display and sale in the open, outside a building, of new or used automobiles, heavy machinery, building materials, used appliances, or furniture.

Retirement Center: A development that provides higher density apartment and condominium uses where the individual residential units and the overall complex or project are designed to meet the special needs of ambulatory elderly persons and physically disabled persons who do not require medical supervision. To qualify as a retirement center, a minimum of eighty (80) percent of the total units shall have a household head of sixty (60) years of age or older. The remaining proportions may qualify by meeting one of the following conditions:

- A. The household head is 55 years of age or older;
- B. A unit is occupied by the surviving member(s) of a household, regardless of age, and the household head meeting the age requirement has died;
- C. A unit is occupied by management personnel and his/her family (the total of such dwelling units shall not exceed one per 100 dwelling units, or portion hereof, in the project);
- D. The household head is physically disabled but does not require medical supervision.

Restroom Signs: Signs identifying the location of restroom facilities (**Reference Article 9, "Sign Standards"**).

Reverse Frontage: Street frontage on the rear, rather than the front, of a lot (**Reference Article 12 "Platting"**).

Review Zone: The area within the Trinity River Corridor that lies between the 100-year floodplain and the Standard Project Flood floodplain line (**Reference Article 15, "Floodplain Management"**).

Rezoning: An amendment to the zoning map that changes either the existing boundaries of zoning districts, or the designation of a zoning district for which, prior to the amendment was classified into a zoning district established pursuant to this Unified Development Code or Ordinance 2299, the Comprehensive Zoning Ordinance.

Riverine: Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc. (**Reference Article 15, "Floodplain Management"**).

Roof Mounted Wind Turbine: Wind turbines, designed to support and camouflage or conceal the presence of wind turbines or other small wind energy system apparatus that are located on a building or rooftop (**Reference Article 4, "Permissible Uses"**).

Roof Sign: Any sign supported by the roof of a building or placed above the apparent flat roof or eaves of a building as viewed from any elevation (**Reference Article 9, "Sign Standards"**).

Room: A building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters, but not including toilet or cooking facilities.

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Rooming House: Establishments primarily engaged in operating rooming houses and similar facilities, such as fraternity houses, sorority houses, off-campus dormitories, residential clubs, and workers' camps. These establishments provide temporary or longer-term accommodations which, for the period of occupancy, may serve as a principal residence. These establishments also may provide complementary services, such as housekeeping, meals, and laundry services.

Rotor: The blades and the hub together are called the rotor (**Reference Article 4, "Permissible Uses"**).

Runway: The paved or unpaved surface of an airport landing strip.

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Savings & Loan: See **"Bank"**

School, Public/Private/Parochial/(K-12): A school under the sponsorship of a public, private or parochial agency, having a curriculum generally equivalent to public elementary or secondary schools, but not including trade, vocational or commercial schools.

School (Vocational/Technical): A secondary or higher educational facility primarily teaching skills that prepare students for jobs in a trade and/or meeting the state requirement for a vocational facility such as barber/beauty college, or electrical training.

Scrolling: Means a type of display during which the message, content and/or image is moved/shifted across the display area in a horizontal, vertical or diagonal motion (non-static) (**Reference Article 9, "Sign Standards"**).

Searchlight: A beacon of high-intensity light used to attract attention to a location (**Reference Article 9, "Sign Standards"**).

Secondhand Dealer: See **"Junk Dealer"**

Service Area: Either a water supply, treatment and distribution benefit area or wastewater collection and treatment benefit area located within the corporate limits of the City and its extraterritorial jurisdiction to be served by the Capital Improvements and facilities expansions specified in the Capital Improvements Plan (**Reference Article 22, "Fee Schedule"**).

Service Repair Order: Means a service ticket or repair order signed by the owner of a vehicle authorizing a repair facility to repair, estimate, or service and automotive vehicle which has been dated within the past ninety (90) days (**Reference Article 4, "Permissible Uses"**).

Service Unit: In the case of water and wastewater facilities, the service unit shall be five-eighths inch (5/8") water meter equivalents, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development, as more particularly described in the Capital Improvements Plan (**Reference Article 22, "Fee Schedule"**).

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Setbacks (Wind Turbine Towers): All stand-alone wind turbine towers as well as guys and guy anchors shall be located within the buildable area of the lot and not within the front, rear or side yard building setbacks (**Reference Article 4, "Permissible Uses"**).

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Sewer Service Line: A line extending from the main sewer line to the building connection (**Reference Article 12 “Platting”**).

Sexual Encounter Center: A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

- A. physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- B. activities between male and female persons and/or person of the same sex when one or more of the persons is in a state of nudity or partial nudity. [See Article 4, “Use Charts” Sexually Oriented Business, and Planned Development District 232 (PD-232)]

Sexually Oriented Business: An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center, or other business primarily relying on sexual material for income.

Shared Parking: Reference Article 10 “Parking and Loading” for definition.

Ship Chandlery's Store: A retail facility located on land or on water specializing in the sale of supplies and equipment for boats, yachts, and other water-oriented vessels. Such supplies and equipment shall include, but not be limited to items such as sails, rope, flotation devices and other personal safety equipment, oars, marine radios, flashlights, flags or pennants, batteries, skiing and diving supplies and equipment, and similar boating-oriented items, not including the sale of fuel.

Sidewalk: A pedestrian walkway (**Reference Article 12 “Platting”**).

Sign: A name, identification, description, display or illustration that is affixed to, or represented directly or indirectly upon a building, structure, or parcel of land that directs attention to an object, product, place, activity, institution or business. For standards of types, see Article 9, “Sign Standards” (**Reference Article 9, “Sign Standards”**).

Sign Area/Face: Total possible display area of a sign, excluding open spaces or supports, unless they are designed to attract attention (**Reference Article 9, “Sign Standards”**).

Sign Characteristics: Reference Article 9 “Sign Standards” for definition.

Sign Locations: Signs located along highways of limited access are to include those along Interstate Highway 20, Interstate Highway 30, State Highway 360 and State Highway 161. Signs located along highways not of limited access would include U.S. Highway 180, U.S. Highway 287 and State Highway 303 (Pioneer Parkway) (**Reference Article 9, “Sign Standards”**).

Single Family-Attached Dwelling: See “Dwelling, Single Family Attached”

Single Family-Detached Dwelling: See “Dwelling, Single Family-Detached”

Small Wind Energy System: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and

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which is primarily intended to reduce on-site consumption of utility power (**Reference Article 4, "Permissible Uses"**).

Smoke: The visible discharge of particulate matter from a chimney, vent or combustion process (**Reference Article 11, "Performance Standards"**).

Special Event: Any event or activity that will not be a permanent use of the land involved, does not involve the construction of any permanent structures or fixtures, and that will occur only periodically for a short period of time (Sports tournaments, races; meets, revivals, handicraft/bake sales, Christmas tree sales).

Special Flood Hazard Area: See Area of Special Flood Hazard (**Reference Article 15, "Floodplain Management"**).

Special Sign: Reference Article 9 "Sign Standards" for definition.

Specialty Auto Repair: Means a type of auto repair business or facility that specializes in a specific automotive system, which may include, but not be limited to, muffler shop, radiator shop, brake shop, interior restorations, and after-market customizations not involving paint and body work. (**Reference Article 4, "Permissible Uses"**).

Specific Use Permit: A Specific Use Permit (SUP) is required for certain land uses that are designated with the letter "S" on the use charts contained in Article 4, "Permissible Uses." A SUP may not be approved for a use that is not designated as a permissible use for a particular zoning district. Land uses that require a Specific Use Permit involve additional review to determine compatibility with adjacent properties and uses. Specific Use Permits require approval of a detailed site plan, building elevations depicting material and color selections, and a landscape plan (Ordinance 6935).

Square Footage: The calculated gross square footage of the building and/or property (land).

Stables: A building with stalls or compartments in which domestic animals, i.e., horses/cows are sheltered and fed.

Stacking: The parking of cars back to back with only one outlet provided. Stacking is restricted to Single-Family zoning districts.

Standard Parking Space: A space that is nine (9) feet wide by eighteen (18) feet long. An enclosed or unenclosed all-weather surfaced area not on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street or alley and permitting free ingress and egress without encroachment on the street or alley. Any parking adjacent to a public street shall not be classified as off-street parking in computing the parking area requirements for any use. Minimum space dimensions shall be as follows:

- A. Parallel parking shall be at least 22 feet in length and 8 feet in width;
- B. thirty-degree angle parking shall be at least 18 feet in length and 8 feet in width;
- C. 45-degree angle parking shall be at least 18 feet in length and 9 feet in width;

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- D. 60-degree angle parking shall be at least 18 in length and 9 feet in width;
- E. 90-degree angle parking shall be at least 18 feet in length and 9 feet in width.
- F. Refer to Parking Layout and Design Standards in “Appendix”.

Standard Project Flood (SPF): The flood having a 0.30% - 0.08% chance of being equaled or exceeded in any given year. The SPF generally has a volume discharge of approximately double the 100-year storm and water surface elevation of four to seven feet higher than the 100-year flood (Reference [Article 15, “Floodplain Management”](#)).

Standard Size Sewer Main: A sewer main twelve (12) inches in diameter (Reference [Article 12 “Platting”](#)).

Standard Size Water Main: A water main twelve (12) inches in diameter (Reference [Article 12 “Platting”](#)).

Start of Construction (For Floodplain Management): (For other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building whether or not that alteration affects the external dimensions of the building ([Reference Article 15, “Floodplain Management”](#)).

State Vehicle Inspection: A facility that performs annual state-mandated vehicle inspections to determine compliance with state and/or federal safety and emissions standards. Such facilities may perform minor adjustments, repairs or parts replacement as required to bring vehicles into compliance with such standards, but may in no case cause any such vehicles to become disabled for any length of time.

Static: Means a type of display during which a message, content and/or image display remains fixed and unchanging ([Reference Article 9, “Sign Standards”](#)).

Static Water Pressure: The pressure of water when it is not moving ([Reference Article 8, “Landscape and Screening”](#)).

Stormwater Facilities: Structures designed to manage stormwater runoff: storm water ponds and wetlands, bio-retention areas, infiltration trench and surface sand filters, enhanced swales and grass channels, filter strips and stream buffers, and green roofs ([Reference Article 8, “Landscape and Screening”](#)).

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Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it and including those basements used for the principal use. The standard height for a story is eleven (11) feet, six (6) inches.

Street (Private): A roadway or travel way that has not been dedicated to the public by legal instrument and is not maintained or regulated by Municipal, County, or State governments.

Street (Public): Any vehicular way which: (1) is an existing State Highway, County or Municipal right-of-way as defined by adopted Thoroughfare Plan (excluding alleys) (Also reference [Article 12 “Platting”](#) for definition.) Any Thoroughfare or public driveway, other than an alley, more than thirty (30) feet in width that has been dedicated or deeded to the public for public use.

Street Address Signs/Markers: Address signs are composed of numeric address and street or complex name. Street markers are official signs required by a government agency ([Reference Article 9, “Sign Standards”](#)).

Street Line: A dividing line between a lot, tract, or parcel of land and a contiguous street.

Structure: ¹ That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. Structures may include, but are not limited to buildings, chimneys, church spires, elevator shafts, flagpoles and similar devices; heating and air conditioning equipment, solar collectors and similar equipment, fixtures, and devices; or ² An object, including a mobile object, constructed or installed by man, including, but not limited to, buildings, poles, water towers, cranes, smokestacks, earth formations and overhead transmission lines; or ³, for floodplain management reasons, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. ([Reference Article 15, “Floodplain Management”](#); [Article 24, “Wireless Telecommunications Facilities”](#)).

Structure Alteration: Any change in the supporting member of a building including, but not limited to a load bearing wall, column, beams or girders.

Study Area: The boundaries in which the study is conducted ([Reference Article 23, “Master Transportation Plan”](#)).

Subdivision: The division of any lot, tract or parcel of land into two (2) or more lots. Said term also includes the re-subdivision of any lot, tract or parcel of land ([Reference Article 12 “Platting”](#)).

Subdivision /Neighborhood Sign: A sign listing the name of the subject area ([Reference Article 9, “Sign Standards”](#)).

Substantial Damage: Means damage of any origin sustained by a structure whereby the cost of restoring the structure to it’s prior condition, before the damage occurred, would equal or exceed 50% of the market value of the structure before the damage occurred ([Reference Article 15, “Floodplain Management”](#)).

Substantial Enlargement: The increase in floor area occupied by the business by more than 25 percent, in addition to the floor area that exists on September 1, 1989.

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Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- A. any project for improvement of structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
- B. any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places (also reference [Article 15, “Floodplain Management”](#) for definition).

Supervision: As applied to irrigation systems, means the on-the-job oversight and direction by a licensed irrigator who is fulfilling his or her professional responsibility to the client and/or employer in compliance with local or state requirements. Also a licensed installer working under the direction of a licensed irrigator or, beginning January 1, 2009, an irrigation technician who is working under the direction of a licensed irrigator to install, maintain, alter, repair or service an irrigation system ([Reference Article 8, “Landscape and Screening”](#)).

Swimming Pool: Any constructed or prefabricated pool used for swimming or bathing, twenty-four (24) inches or more in depth.

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Tailor Shop: An establishment engaged in furnishing garment services to the general public (such as repair, alterations, and sewing fabrication) on an individual, custom basis, not to include contract type mass manufacturing.

Tap Fees: Charges for connecting residential, commercial, or industrial property customers to City water and sewer.

Target Hardening: The use of landscape features, such as planters, foliage, trees, CPTED fences or artwork, to make a designated site impenetrable ([Reference Article 8, “Landscape and Screening”](#)).

Tattoo Parlor: (or Studio) A business wherein permanent or semi-permanent markings, brands, body art, and/or tattoos are placed on the skin by a tattoo artist. A tattoo parlor or studio is an exclusive use and does not permit the application of Permanent Cosmetics.

Tattoo Artist: A person that performs the work or application of a tattoo or body art for a non-corrective or elective purpose.

Tattoo: The process or method of placing designs, letters, scrolls, figures, symbols or any other marks upon or under the skin or mucosa by introducing pigments, or by the production of scars to form ineffaceable marks with the aid of needles or other instruments.

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Teen Club: An establishment which primarily caters to persons between the ages of fourteen (14) and eighteen (18) and includes such features as a dance floor, snack bar or restaurant area, an arcade or other game area and whose primary use is not elsewhere classified under this Code. A teen club must be located at least 1,000 ft., measured from property line to property line, from any establishment that sells or serves alcoholic beverages.

Telecommunications: The transmission, between or among points specified by the user, of audio and/or visual information of the user's choosing, without change in the form or content of the information as sent and received (**Reference Article 24, "Wireless Telecommunications Facilities"**).

Telecommunications Service: The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used (**Reference Article 24, "Wireless Telecommunications Facilities"**).

Temporary Building: Any non-residential pre-manufactured structure that is not originally manufactured or constructed at its use site, required on-site installation of utilities and/or foundation.

Temporary Residence (Group Shelters): Residential establishments primarily engaged in providing one or more of a variety of individual and family social services including, but not limited to; crisis intervention, refuge, counseling referral, temporary relief services, temporary safe living quarters, etc. Establishments not to include office administration of social services or rehabilitation oriented housing for alcohol or drug abusers/users or public offenders or parolees, etc. Numbers of persons allowed to live together in a single housekeeping unit shall be determined by existing definitions as per Article 30 "Definitions".

Temporary Landscaping: Stabilization of raw soil when seasonal conditions do not permit establishment of required landscaping. Erosion control blankets/mats, mulch, straw anchoring, compost blankets, straw rolls, curlex blankets, straw erosion mats, spun bonded fabrics, may be used to hold the soil in place. During winter, temporary grass or turf (such as rye, fescue, etc.) may be planted until the required permanent turf is installed (**Reference Article 8, "Landscape and Screening"**).

Temporary Sign: Any sign, the use of which is limited to a period of thirty consecutive days. Signs used longer must conform to the requirements for a permanent sign (**Reference Article 9, "Sign Standards"**).

Territorial Reinforcement: The use of landscape plantings, pavement designs, gateway treatments and CPTED fences to define property lines and distinguish private spaces from public spaces (**Reference Article 8, "Landscape and Screening"**).

Thoroughfare: A type of street (**See "Street"**).

Thoroughfare Plan: **Reference Article 12 "Platting"** for Master Thoroughfare Plan definition.

Tower: The monopole, freestanding, latticed or guyed structure that supports a wind generator (**Reference Article 4, "Permissible Uses"**).

30-64 **Tower, Electric Transmission:** A self-supporting structure in excess of 50 feet (15 meters) in height designed to support high voltage electric lines. This does not include local utility or distribution poles

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(with or without transformers) designed to provide electric service to individual customers (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Tower, Guyed: Any telecommunications tower supported in whole or in part by cables anchored to the ground (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Tower Height: ¹ The height above grade of the fixed portion of the tower, excluding the wind turbine itself (**Reference Article 4, “Permissible Uses”**) or ² the distance measured from grade to the highest point of any and all components of the structure, including antennas, hazard lighting, and other appurtenances, if any (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Tower, Monopole: A self-supporting telecommunications tower that consists of a single vertical pole fixed into the ground and/or attached to a foundation (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Tower Mounted Wind Turbine: Wind turbines or other small wind energy system apparatus that are located on a separate tower structure with a separation distance from adjacent structures to address regions of high turbulence flow (**Reference Article 4, “Permissible Uses”**).

Tower, Self-supporting Lattice: A telecommunications tower that consists of an open network of metal braces forming a tower that is usually triangular or square in cross-section (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Tower, Telecommunications: A self-supporting or guyed structure more than twenty feet (6 meters) in height, built primarily to support one or more telecommunications antennas (**Reference Article 24, “Wireless Telecommunications Facilities”**).

Tract: Generally a large area of land that is not platted and is described by metes and bounds, and is within a survey or abstract (**Reference Article 12 “Platting”**).

Traffic Impact Analysis (TIA): An in depth analysis of traffic (**Reference Article 23, “Master Transportation Plan”**).

Traffic Queuing: A line of waiting vehicles (**Reference Article 23, “Master Transportation Plan”**).

Traffic Signs: Official signs erected as required by government for public safety purposes (**Reference Article 9, “Sign Standards”**).

Trailer or Mobile Home Dwelling: See **“Dwelling, Mobile Home”**

Trailer Camp or Mobile Home Park: an area designed, arranged, or used for the parking or storing of two (2) or more auto trailers or mobile homes that are occupied or intended for occupancy as living quarters by individuals or families.

Transfer and Storage Facility: An establishment engaged in furnishing both trucking and storage services.

Transfer of Ownership or Control: Includes any of the following:

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- A. The sale, lease, or sublease of the business;
- B. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
- C. The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for the transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

Transient Lodging: Lodging where tenancy is arranged for periods of less than 30 days.

Transportation Plan: The City of Grand Prairie's Master Transportation Plan, Article 23 of the Unified Development Code as adopted by the City Council, and as amended from time to time (**Reference Article 12 "Platting"**).

Travel Trailer: A portable vehicle designed for temporary or short-term occupancy of travel or recreational and vacation uses. Such vehicles would include self-propelled recreational vehicles or buses, converted buses, towed vacation travel trailers, towed tent trailers or similar devices used for temporary portable housing.

Truck: Means a heavy duty tractor, tractor trailer combination, or a tractor trailer rig greater than one ton capacity, used principally for the transport of materials or equipment (**Reference Article 4, "Permissible Uses"**).

Truck and/or Heavy Equipment Driving School: See **"Driving School"**

Truck & Heavy Equipment Repair: Means the maintenance, repair, or replacement of parts for tractors, trailers, or other heavy equipment. It includes but is not limited to the alternator, generator, starter, water pump, battery, brakes or other minor part thereof; minor tune-up (which consists of distributor cap, rotor and spark plug replacement); change of oil and filter, fan belt, or hoses; lamp replacement; repair of flat tires; lubrication. Repair in this case may also include service of air conditioning, cooling system, or similar component system. This may also include state vehicle inspections and the minor repairs necessary to pass the state requirements. Major repairs also includes the replacement of larger auto components such as engines, transmissions, differentials, axles, etc. or the repair of those larger auto components by dismantling and reassembly for the purpose of refurbishing the component to like new condition (**Reference Article 4, "Permissible Uses"**).

Tree: Any self-supporting woody perennial plant which will attain a trunk diameter of three inches or more when measured at a point four and one-half feet above ground level and normally an overall height of at least 15 feet at maturity, usually with one main stem or trunk and many branches (**Reference Article 8, "Landscape and Screening"**).

Tree, Specimen: A tree other than an understory tree, which has a diameter of six inches or greater four and one-half feet above the ground, and an understory tree, which has a diameter of two inches or greater four and one-half feet above the ground. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk to one-half the diameter of each additional trunk (**Reference Article 8, "Landscape and Screening"**).

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Tree, Street: Trees, on land lying between property lines on either side of all streets, avenues or ways within the City (**Reference Article 8, “Landscape and Screening”**).

Tree – Under Story: A tree in which has significant positive characteristics worthy of preservation and that does not typically attain great size (**Reference Article 8, “Landscape and Screening”**).

Trinity River Corridor: The area defined by the bed and banks of the Trinity River and the adjacent river floodplain within the city of Grand Prairie. Also referred to as Corridor (**Reference Article 15, “Floodplain Management”**).

Trip Distribution: Estimates of percentage distribution of trips by turning movements from the proposed development (**Reference Article 23, “Master Transportation Plan”**).

Trip Generation Summary: A table summarizing the trip generation characteristics of the development for the entire day including AM and PM peak periods, rates and units used to calculate the number of trips (**Reference Article 23, “Master Transportation Plan”**).

Trucking Company Facility: An establishment that provides local or long distance trucking service with or without the operation of terminal facilities for handling and storage of freight.

Toxic and Noxious Matter: Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger the health, safety, and comfort of persons in the vicinity or which may cause injury or damage to property or as defined by the Environmental Protection Agency (EPA) (**Reference Article 11, “Performance Standards”**).

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Unified Signage Plan: Where abnormal circumstances exist, developers may have the option of submitting a signage plan with their site plan for review and approval by the Director of Planning and Development or, if so designated by the Director, the Development Review Committee. Such plan will encourage unique treatments, materials and maintenance, and take precedent over the signage requirements addressed of **Article 9, “Sign Standards”** (**Reference Article 9, “Sign Standards”**).

Upholstery Shop: An establishment which furnishes or refurbishes chairs, sofas or similar soft furniture with stuffing, springs, cushions and covering fabric; provided however, said use shall not include assembly, manufacture or remanufacture of furniture.

Used Auto Dealer Retail: Means any retail sales facility of used automotive vehicles, such as cars or trucks, which also provides after sales service and repair of vehicles sold from the facility only (**Reference Article 4, “Permissible Uses”**).

Used Auto Exporter – Auto Dealer: Means a facility or business that prepares, stores, loads, and ships used automotive vehicles for sale to another country. Applicable accessory uses would be Make Ready Service and Minor Auto Repair (**Reference Article 4, “Permissible Uses”**).

Used Auto Parts Sales: Means the retail sales of used, remanufactured, or salvaged auto parts (**Reference Article 4, “Permissible Uses”**).

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Used Auto Sales Retail: Means any retail sales facility of used automotive vehicles, such as cars, pick-up trucks, vans, and sport utility vehicles, etc. Acceptable accessory uses would include Make Ready Service and Minor Auto Repair (**Reference Article 4, “Permissible Uses”**).

Used Auto Shipper – Not Auto Dealer: Means a facility or business which stores, loads, and ships used automotive vehicles for sale to another country. No repairs or service is provided prior to shipment (**Reference Article 4, “Permissible Uses”**).

Used Merchandise Shop (Furniture, Secondhand or Rummage Sale): an establishment without exterior display or storage for the retail sale of used furniture or other secondhand items that are not being sold by the original manufacturer or owner and are thereby being sold for any residual value. The items sold must be those, which if new, would be permitted for sale in the zoning category under consideration.

Used Merchandise (Resale or Consignment): See **“Consignment Store”**.

Utilities: Facilities, particularly underground lines, used in connection with the transmission, delivery or collection of water, wastewater, electricity, gas, cable or telephone service (**Reference Article 12 “Platting”**).

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Vacated Plat: A subdivision that is voided for the purpose of replacement by another plat. An instrument legally approved by the City and recorded in the appropriate County for purposes of voiding a previous recorded plat, in accordance with the state statutes (**Reference Article 12 “Platting”**).

Variance: Permission to depart from the literal requirements of an adopted ordinance; A determination of the Zoning Board of Adjustment and Appeals that due to special conditions resulting in an unnecessary hardship as to the use of the subject property or structure, literal enforcement of a provision of the Code normally applicable to such property or structure should be suspended as to enforcement by the Chief Building Official so the spirit of the Code will be observed and substantial justice done (**Reference Article 12 “Platting”; Article 15, “Floodplain Management”**).

Variety Store: A retail store that carries a large variety of merchandise, esp. of low unit value, such as a 5-cent and 10-cent store.

Vehicle: As used in this Article shall mean every device in, upon or by which any person or property is or may be transported or drawn upon a street or highway, except devices moved exclusively by human power (**Reference Article 10, “Parking and Loading Standards”**).

Vehicle Maintenance (private): Means a repair facility doing minor, general, or major auto repairs exclusively to private company or fleet vehicles (**Reference Article 4, “Permissible Uses”**).

Vehicle Wash (private): Means a business or facility for which the principal use is the washing of private, company, or fleet vehicles. Wash bays must be covered to prevent storm water or surface runoff from entering the sanitary sewer system. Grease and sand traps are required from a vehicle wash and shall be connected to the sanitary sewer system (**Reference Article 4, “Permissible Uses”**).

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Vending Machines: Sign may not exceed limits of vending machine (**Reference Article 9, “Sign**

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Standards”).

Veterinarian Clinic: An establishment where animals, especially domestic animals, are diagnosed and treated for diseases and injuries. The establishment may include indoor and/or outdoor kennels.

Vibration: A temporal and spatial oscillation of displacement, velocity or acceleration in a solid Material (**Reference Article 11, “Performance Standards”**).

Vibration Perception Threshold: The minimum ground or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects (**Reference Article 11, “Performance Standards”**).

Violation: ¹ An infringement of the rules and regulations as set forth in the Unified Development Code; or ² Means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided (**Reference Article 15, “Floodplain Management”**).

Visibility Triangle: An easement that is reserved to give the motorist entering or exiting an intersection, an unobstructed view of the intersection. Typically runs 30 feet in either direction along 90 degree angles formed at the intersection to an imaginary height of 40 inches to 48 inches. (**Reference Article 10, “Master Transportation Plan”**).

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Wall Sign: Any sign painted on, attached to or projecting from the wall surface of a building (whether permanent or portable) or booth (including mounted window signs and signs on awnings and/or marquees), but not including banner signs (**Reference Article 9, “Sign Standards”**).

Wastewater Treatment Plan: **Reference Article 12 “Platting”** for definition.

Wastewater Facility: An improvement for providing wastewater collection and treatment, including, but not limited to, land or easements, treatment facilities, lift stations, collector and interceptor main. Wastewater facility excludes sanitary sewer lines or mains that are constructed by developers, the costs of which are reimbursed from pro rata charges paid by developers or owners of property in other subdivisions as a condition of connection to or use of such facility (**Reference Article 22, “Fee Schedule”**).

Watercourse: Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, course either continuously or intermittently, and has definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow of flood water.

Water Conservation: The design, installation, service, and operation of an irrigation system in a manner that prevents the waste of water, promotes the most efficient use of water, and applies the least amount of water that is required to maintain healthy individual plant material or turf, reduce dust, and control erosion (**Reference Article 8, “Landscape and Screening”**).

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Water Department: The department of the City having charge of the water system and the sewer system (Reference [Article 12 “Platting”](#)).

Water Facility: An improvement for providing water supply, treatment and distribution service, including, but not limited to, land or easements, water treatment facilities, water supply facilities or water distribution lines. Water facility excludes water lines or mains which are constructed by developers, the costs of which are reimbursed from pro rata charges paid by developers or owners of property in other subdivisions as a condition of connection to or use of such facility ([Reference Article 22, “Fee Schedule”](#)).

Water Service Line: A line extending from the water meter to the main water line (Reference [Article 12 “Platting”](#)).

Watershed: The area contributing storm runoff to a stream or drainage system. Equivalent terms are drainage area, drainage basin, catchment area, and contributing area ([Reference Article 15, “Floodplain Management”](#)).

Water System, Public: A system for the provision to the public of piped water for human consumption, if such system has at least fifteen service connections or regularly serves an average of at least twenty-five individuals daily at least sixty days out of the year. Such term includes:

- A. any collection, treatment, storage, and distribution facilities under control of the operator of such system and primarily in connection with such system; and
- B. any collection or pre-treatment storage facilities not under such system.

Water Surface Elevation: [Reference Article 15, “Floodplain Management”](#) for definition.

Water Treatment Plant: [Reference Article 12 “Platting”](#) for definition.

Welding Shop, with No Outside Storage or Outside Welding: The principal business of a welding shop shall be the repairing or joining of metals by applying heat with or without intermediate or filler metals, materials and pressure being applied, i.e., a business where all types of welding methods may occur.

- A. This Contracting service shall only be allowed and performed in the Commercial district upon application and approval of a Specific Use Permit (SUP) which shall also require the LI standards for screening fences, landscaping and performance standards as specified and/or other standards as required by SUP. Outside welding, outside storage or parking of equipment or materials used for welding shall be prohibited in the Commercial district and allowed outside only in the Light Industrial and Heavy Industrial districts. No other uses are permitted with welding shops unless otherwise allowed by right in said district.

Whirling Moving Sign: Signs that are animated or physically revolve, move up, down, sideways or around ([Reference Article 9, “Sign Standards”](#)).

Wind-driven Signs: Any flag, spinner, pennant, streamer, hot air balloon or similar device that is intended to move freely in the wind. A “balloon sign” is defined as a non-porous, flexible bag inflated

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with an inert gas, such as helium, that causes it to rise and remain afloat in the air (**Reference Article 9, "Sign Standards"**).

Window Signs: A sign located within or mounted and installed on a window area (**Reference Article 9, "Sign Standards"**).

Wind Generator: The blades and associated mechanical and electrical conversion components mounted on top of the tower (**Reference Article 4, "Permissible Uses"**).

Winery: A winery shall mean a primary use for the manufacturing, bottling, labeling, and packaging of wine containing not more than 24 percent alcohol by volume from grapes, fruits and berries grown on premise or imported, and to include the manufacturing and importation of grape brandy for fortifying purposes only. Wine sales may be to holders of wholesaler's permits, winery permits, or wine bottlers permits. Retail sales to ultimate consumers in unbroken packages for off-premise consumption may not exceed an amount of 25,000 gallons annually. A winery may include certain accessory uses that include a tasting room and retail sales area of wine for off-premise consumption.

Wrecker Service (Primary Use): As establishment, that provides towing services for motorized vehicles. If provided as an ancillary use to a gas/service station, then the service is limited to two (2) tow trucks.

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Xeriscape: Landscaping characterized by the use of vegetation that is drought-tolerant or a low water use in character and that sets landscape maintenance principles that promote good horticultural practices and efficient use of water (**Reference Article 8, "Landscape and Screening"**).

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Yard: An open space, other than an interior court, on the lot on which a building is situated, which is unobstructed from a point thirty (30) inches above level to the sky, except for roof overhangs or similar features.

Yard, Front: The front yard is the required portion or area of a lot, tract or plot in front of the front wall, facade or plane of the main building, to the front property line.

Yard, Side: The side yard is that required portion or area of a lot, tract or plot behind the front yard and in front of the rear yard, to the side property line.

Yard, Rear: The rear yard is that required portion or area of a lot, tract or plot behind the rear wall or plane of the main building, to the rear property line.

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Zone Flow: A measurement, in gallons per minute or gallons per hour, of the actual flow of water through a zone valve in an irrigation system, calculated by individually opening each zone valve and obtaining a valid reading after the pressure has stabilized. For design purposes, the zone flow is the total flow of all nozzles in the zone at a specific pressure (**Reference Article 8, "Landscape and Screening"**).

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Zone of Influence: The “*Zone of Influence*” is defined as the point downstream of a proposed development where the proposed development has no significant impact on the receiving stream, including; (1) the receiving stream or channel is adequately sized to accommodate the runoff (based on fully developed conditions in the watershed); (2) velocity increases in the channel or stream are not erosive (based on actual channel soils); and (3) there is no rise in the base flood elevation (off of the property being developed) (**Reference Article 15, “Floodplain Management”**).

Zone Valve: An automatic valve that controls a single zone of a landscape irrigation system (**Reference Article 8, “Landscape and Screening”**).

Zoning: The dividing of the City into districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings within that district (**Reference Article 12 “Platting”**).

Zoning (District) Map: The adopted zoning map for the City of Grand Prairie, together with all of the amendments thereto, being replicas of the “original zoning map.”

Zoning (District) Map (Official): The official certified map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of the Zoning Ordinance, on file with the City Secretary.

Zero Lot Line: The location of a building on a lot in such a manner that one or more of the building's sides rest directly